



## SITUATION

Located on the pedestrianised section of Bridgegate, near to the junction with All Saints Square, adjacent to **McDonald's** and amongst a variety of other traders and multiples such as **Virgin Money Bank, Post Office, Admiral** and **Ladbrokes**. Rotherham Bus Interchange lies just a few hundred yards away.

Rotherham is a major commercial centre in South Yorkshire lying approx. 6 miles north-east of Sheffield and enjoying excellent road access via the M1 (Junction 33) and the M18 (Junction 1).

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop & Basement	<b>Ground Floor Double Shop</b> Gross Frontage Area 31'10" Approx. 1,707 sq ft <b>Basement</b> Area Approx. 594 sq ft <b>Total Area</b> <b>Approx. 2,301 sq ft</b>	<b>Done Brothers (Cash Betting) Limited</b> (Having over 1,480 branches)	5 years from 21st April 2022 (In occupation since 2005 - renewal of a previous lease)	£16,875	FRI <b>Tenant's Break 2025</b>
First & Second Floors	<b>First Floor</b> Area Approx. 1,669 sq ft <b>Second Floor</b> Area Approx. 417 sq ft <b>Total Area</b> <b>Approx. 2,086 sq ft</b>	<b>R. Hind Smith t/a Sun Quest Tanning Salon</b> (having 3 branches)	4 years from 13th January 2023 (In occupation since 2010 - renewal of a previous lease)	£10,500	FRI (Exterior repairs capped at £375 +VAT p.a. and insurance capped at £850 +VAT p.a.) <b>Tenant's Break 2025</b>
				<b>Total: £27,375</b>	

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA.

**£27,375** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

## PROPERTY

A mid terraced building comprising a **Ground Floor Double Shop** and a **Basement** together with separate front access to a **Self-Contained Upper Part** planned on the first and second floors.

VAT is applicable to this Lot

**FREEHOLD**

## Vendor's Solicitors

Marsden Rawsthorn

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'



Interior of BetFred



Interior of Tanning Salon



Interior of Tanning Salon



Interior of Tanning Salon