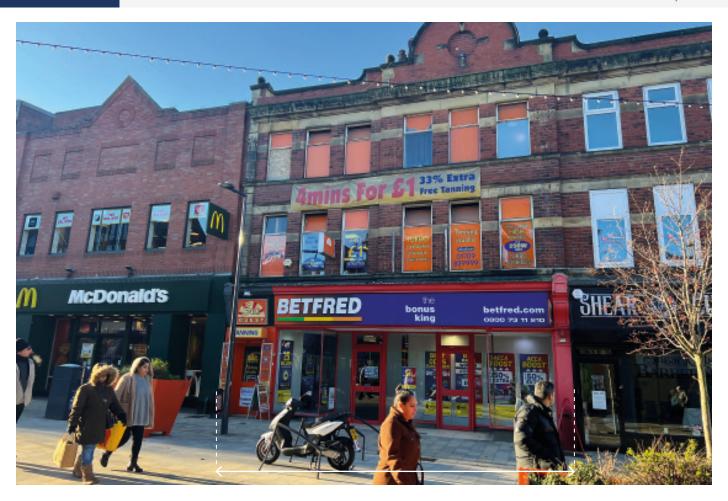
6 week completion



## **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).

## **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** 

## **TENANCIES & ACCOMMODATION**

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop & Basement	Ground Floor D Gross Frontage Area Basement Area	Ouble Shop 31'10" Approx. 1,707 sq ft  Approx. 594 sq ft  Approx. 2,301 sq ft	Done Brothers (Cash Betting) Limited (Having over 1,480 branches)  5 years from 21st April 2022 (In occupation since 2005 - renewal of a previous lease)	FRI Tenant's Break 2025		
First & Second Floors	First Floor Area Second Floor Area Total Area	Approx. 1,669 sq ft  Approx. 417 sq ft  Approx. 2,086 sq ft	R. Hind Smith t/a Sun Quest Tanning Salon (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.) Tenant's Break 2025
<sup>1</sup> Not inspected h	ov Barnett Ross. Ar	eas taken from VOA.			Total: £27,375	

£27,375 per annum

Vendor's Solicitors

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