

Rotherham

1-4 Ox Close Avenue

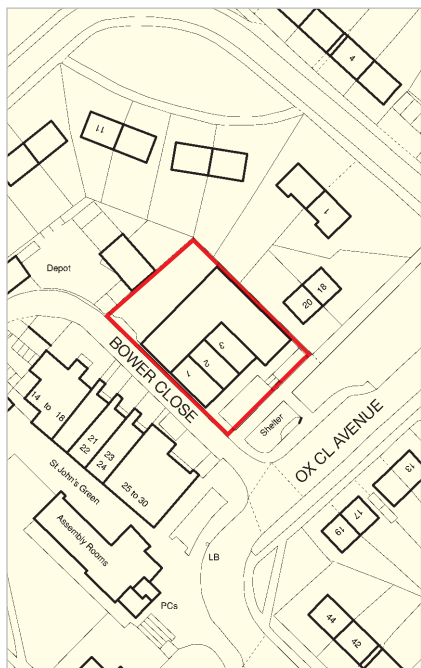
South Yorkshire

S61 3QY

- **Freehold Parade of Shops**
- Comprising 4 retail units
- 61% of rental income underpinned by William Hill Organization Ltd until 2025
- Prominent suburban retail position
- No VAT applicable
- Total Current Rents Reserved

£34,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Rotherham is one of the major commercial centres of South Yorkshire, located a short distance from the M1 Motorway (junctions 33 and 34) and M18 Motorway (Junction 1), and about 6 miles north-east of Sheffield. The town also enjoys regular rail services and serves a population of some 255,000.

The property is situated in Kimberworth Park, approximately 1.5 miles north-west of Rotherham town centre, in a mixed residential and commercial area.

Occupiers close by include a Co-op convenience store (adjacent), Post

Office, Premier Express, a charity shop and a range of local occupiers.

Description

The property is arranged on basement and ground floors to provide four self-contained shop units and basement storage to unit 4.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Individual (Café)	Ground Floor 45.7 sq m (492 sq ft)	10 years from 29.12.2015 (2) Rent review in 2018 and 2020 Effectively FR & I by way of service charge subject to a schedule of condition	£4,500 p.a.	Rent Review 2018
Unit 2	Individual (Dog & Cat Grooming)	Ground Floor 51.6 sq m (555 sq ft)	3 years from 03.06.2013 Effectively FR & I by way of service charge	£4,000 p.a.	Holding over
Unit 3	Individual (Pizza Shop)	Ground Floor 43 sq m (463 sq ft)	9 years from 06.08.2012 Effectively FR & I by way of service charge	£5,000 p.a.	Reversion 2021
Unit 4	William Hill Organization Ltd (1)	Ground Floor (front) Ground Floor (rear) – Not inspected (3) Basement – Not inspected	20 years from 15.07.2005 Rent review every 5th year Effectively FR & I by way of service charge	£21,000 p.a.	Rent Review 2020

(1) No of Branches: 2,300.

Website Address: www.williamhillplc.com

(2) There are tenant break options at the end of the second and fifth years of the term.

(3) Unit 4 has a rear store that was not accessible. It is believed to be in the region of 97 sq m (1,044 sq ft) according to the VOA website.

www.voa.gov.uk

NB. Not inspected by Allsop. Floor areas sourced from a valuation report.

Total £34,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor S Nelken Esq, Freemans Solicitors. Tel: 0207 935 3522 e-mail: sn@freemanssolicitors.net