

# Rotherham

The Old Town Hall  
Howard Street,  
Frederick Street and  
Effingham Street  
South Yorkshire  
S60 1QX

- **Attractive Listed Freehold Shopping Arcade Investment**
- Prominently located in Rotherham town centre
- Multi-let shopping arcade providing 21 units (5 of which are double units)
- Asset management opportunity
- Total Current Gross Rents Reserved

**£128,745 pa**  
(inclusive of service charge and insurance rent) plus vacant possession of units 6, 8 and 19-22

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Rotherham, with a population of some 255,000, is one of the major commercial centres of South Yorkshire, located a short distance from the M1 (Junctions 33 and 34) and M18 (Junction 1), and about 6 miles north-east of Sheffield, enjoying regular rail services.  
This attractive property comprises a traditional shopping arcade on the north side of Howard Street in the pedestrianised section of Rotherham town centre. The arcade benefits from frontage to both Effingham Street and Frederick Street. Rotherham Central Rail Station is some 0.2 miles west of the property.  
Occupiers close by include Superdrug, Argos, Boots, NatWest and Halifax amongst many others.

## Description

This attractive Grade II listed property is arranged on ground and one upper floor to provide a traditional shopping arcade with 21 units (5 of which are double units). The property benefits from a loading area fronting Frederick Street.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

Not applicable as the property is a Grade II Listed building.

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** Michael Twining, Gowling WLG. Tel: 03707 330609 e-mail: [michael.twining@gowlingwlg.com](mailto:michael.twining@gowlingwlg.com)





Unit	Present Lessee	Accommodation (NIA)	Lease Terms	Current Gross Rent £ p.a. (Inclusive of service charge)	Next Review/ Reversion
Units 3-4	John Norris	Ground and First Floor 116.90 sq m (1,258 sq ft)	A term of years expiring 24.03.2017 FR & I	£16,000 p.a.	Reversion 2017
Unit 5	Sarah Harley-France (1)	Ground and First Floor 67.00 sq m (721 sq ft)	A term of years expiring 22.03.2017 FR & I	£8,500 p.a.	Reversion 2017
Unit 6	Vacant	Ground and First Floor 49.00 sq m (527 sq ft)			
Unit 7	John Claude Gree & Stephen Moran (t/a The Clothing Alterations Co)	Ground and First Floor 45.40 sq m (489 sq ft)	A term of years expiring 18.01.2012 FR & I	£7,000 p.a.	Holding over
Unit 8	Vacant	Ground and First Floor 72.40 sq m (779 sq ft)	–	–	–
Unit 9 & 10	Laser Credit Union Ltd (2)	Ground and First Floor 242.90 sq m (2,615 sq ft)	Tenancy at will, rolling term from 18.02.2016 FR & I	£22,995 p.a. inclusive of service charge and insurance (£63 per day)	Holding over
Unit 13 & 14	Stroke Association Support (3)	Ground and First Floor 200.40 sq m (2,157 sq ft)	3 years from 31.03.2014 FR & I	£11,000 p.a. inclusive of service charge and insurance	Reversion 2017 (Break option 30.03.2016)
Unit 15	Age Concern Rotherham Ltd (4)	Ground and First Floor 143.00 sq m (1,539 sq ft)	10 years from 13.10.2006 FR & I	£15,000 p.a. inclusive of service charge and insurance	Reversion 2016
Unit 16	Patricia Brewer (t/a Crafty Tea Parlour)	Ground and First Floor 219.50 sq m (2,363 sq ft)	1.5 years from 13.07.2015 FR & I	£25,000 p.a. inclusive of service charge and insurance	Reversion 2017
Unit 17	Games Workshop Ltd (5)	Ground and First Floor 142.60 sq m (1,535 sq ft)	5 years from 11.01.2013 FR & I	£13,000 p.a. inclusive of service charge and insurance	Reversion 2018
Unit 18	Secretary of State for Communities and Local Government (Not in occupation)	Ground and First Floor 108.00 sq m (1,163 sq ft)	A term of year expiring 31.03.2017 Tenant break options 30.10.2014 and 30.10.2015 (6) FR & I	£10,250 p.a.	Reversion 2017
Unit 19	Vacant	Ground and First Floor 119.20 sq m (1,283 sq ft)	–	–	–
Unit 20 & 21	Vacant	Ground Floor 160.40 sq m (1,727 sq ft)	–	–	–
Unit 22	Vacant	First Floor 236.00 sq m (2,540 sq ft)	–	–	–
		<b>Total 1,922.70 sq m (20,793 sq ft)</b>	<b>Total £128,745 p.a. (Inclusive of service charge and insurance rent)</b>		

NB. Areas provided by the Vendor taken from a measured survey.

(1) Tenant in negotiations to move to Unit 19. Negotiations are ongoing.

(2) Website Address: [www.lasercreditunion.org.uk](http://www.lasercreditunion.org.uk). Terms are agreed (subject to contract) with Laser Credit Union at a rent of £23,000 p.a. on a 5 year lease (Tenant break in 3rd year).

(3) Website Address: [www.stroke.org.uk](http://www.stroke.org.uk)

(4) Website Address: [www.ageuk.org.uk](http://www.ageuk.org.uk)

(5) For the financial year ended 31st May 2015, Games Workshop Ltd reported a turnover of £89.510m, a pre-tax profit of £15.207m, shareholders' funds of £35.044m and a net worth of £26.1736m. (Source: riskdisk.com 12.02.2016.)

(6) The Sellers are not aware of the tenant's effectively exercising the break clauses.