

**Rotherham**  
**32 College Street**  
**South Yorkshire**  
**S65 1AG**

- **Freehold Town Centre Coffee Shop Investment**
- Shop with large ancillary upper parts
- Pedestrianised position
- Close to Primark
- Current Rent Reserved

**£24,000 pa**  
**Rising to £25,000 on**  
**16th September 2015,**  
**£26,000 in 2016 and**  
**£27,000 in 2017**

**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 (Junctions 33 and 34) and M18 (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 fronting the pedestrianised College Street close to its junction with Effingham Street and All Saints Square. Occupiers close by include Primark, WH Smith, Specsavers, B&M Bargains, Greggs and HSBC amongst others.

**Description**  
The property is arranged on basement, ground and two upper floors to provide a ground floor coffee bar with ancillary accommodation on the two upper floors. The basement is not presently used by the lessee.

The property provides the following accommodation and dimensions:		
<b>Gross Frontage</b>	<b>5.8 m</b>	<b>(19' 0")</b>
<b>Net Frontage</b>	<b>5.0 m</b>	<b>(16' 5")</b>
<b>Shop Depth</b>	<b>13.5 m</b>	<b>(44' 4")</b>
<b>Built Depth</b>	<b>16.0 m</b>	<b>(52' 6")</b>

<b>Basement</b>	<b>73.35 sq m</b>	<b>(789 sq ft)</b>
<b>Ground Floor</b>	<b>74.15 sq m</b>	<b>(798 sq ft)</b>
<b>First Floor</b>	<b>53.95 sq m</b>	<b>(580 sq ft)</b>
<b>Second Floor</b>	<b>83.0 sq m</b>	<b>(893 sq ft)</b>
<b>Total</b>	<b>284.45 sq m</b>	<b>(3,060 sq ft)</b>

**Tenancy**  
The entire property is at present let to N EDEBAK & H HALICIOGDU (t/a Delight Café Lounge) for a term of 15 years from 16th September 2013 at a current rent of £24,000 per annum rising to £25,000 from September 2015, £26,000 from September 2016 and £27,000 from September 2017. The lease provides for further rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**VAT**  
VAT is applicable to this lot.

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

**Energy Performance Certificate**  
EPC Rating 205 Band G (Copy available on website).