

Rotherham

1-22 Effingham Square

South Yorkshire

S65 1AP

- **Freehold Unbroken Shop and Office Parade Investment**
- Comprising ten shops with self-contained offices above
- Located between a large Tesco Extra and Rotherham Interchange Bus Station (due to open Spring 2019)
- Potential to convert the upper floors and add another (1)
- Shop Rent Reviews from 2019
- Total Current Rent Reserved
£178,000 pa
plus vacant shop

EIGHT WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Rotherham is a major commercial centre of South Yorkshire, located a short distance from the M1 Motorway (junctions 33 and 34) and the M18 Motorway (Junction 1), some 6 miles north-east of Sheffield. The property is located on Effingham Square, opposite a very large Tesco Extra supermarket and adjacent to Home Bargains which forms part of College Walk Shopping Centre, where other occupiers include Greggs, Holland & Barrett and JD Sports. The Rotherham Interchange car park and bus station is immediately to the rear of the property and is currently being refurbished. It is due to reopen in spring 2019.

Description

The property is arranged on ground and two upper floors to provide an unbroken parade comprising ten ground floor shops, each of which

benefits from first floor ancillary accommodation. The second floor is self-contained and is accessed from the side of the property.

Planning (1)

There may be potential to convert the upper floors and add another floor, subject to the existing leases and obtaining all the relevant consents. All enquiries should be referred to www.rotherham.gov.uk

VAT

VAT is 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
1, 11	UH Limited (Clifford Perry Opticians)	Ground Floor First Floor (2) 50.70 sq m 49.00 sq m (546 sq ft) (527 sq ft)	10 years from 17.11.2012 Rent review every 5th year. FR & I	£20,000 p.a.	Reversion 2022
2, 12	Laser Credit Union Ltd	Ground Floor First Floor 75.70 sq m 46.85 sq m (815 sq ft) (504 sq ft)	5 years from 24.10.2016 FR & I	£15,500 p.a.	Reversion 2021
3, 13	Whitecross Dental Care Ltd (t/a Mydentist) (6)	Ground Floor First Floor 71.30 sq m 46.40 sq m (767 sq ft) (499 sq ft)	20 years from 06.05.2008 Rent review every 5th year. FR & I	£18,000 p.a.	Rent Review 2023
4, 14	Wallace Arnold Travel Limited (3)	Ground Floor First Floor 74.75 sq m 43.35 sq m (805 sq ft) (467 sq ft)	10 years from 23.01.2017. Rent review every 5th year. Break option in 5th year. FR & I	£20,500 p.a.	Rent Review 2022
5, 15	M Kisa (t/a Tasty Bite)	Ground Floor First Floor 77.35 sq m 37.90 sq m (833 sq ft) (408 sq ft)	25 years from 24.06.1996 Rent review every 5th year. FR & I	£20,500 p.a.	Reversion 2021
6, 16 and 7, 17	Cash Converters (UK) Ltd (4)	Ground Floor (2) First Floor (2) 172.40 sq m 120.20 sq m (1,856 sq ft) (1,294 sq ft)	10 years from 24.03.2014 Rent review every 5th year. FR & I	£35,500 p.a.	Rent Review 24.03.2019
8, 18	A Sood and N Patel (t/a Orthodontic Studio)	Ground Floor First Floor 83.40 sq m 51.60 sq m (898 sq ft) (555 sq ft)	20 years from 24.01.2011 Rent review every 5th year. FR & I	£17,000 p.a.	Rent Review 2021
9, 19	First South Yorkshire Ltd (5) (First Group)	Ground Floor First Floor 53.35 sq m 50.55 sq m (574 sq ft) (544 sq ft)	10 years from 08.06.2017 Rent review every 5th year Break option in 5th year. FR & I	£15,000 p.a.	Rent Review 2022
10, 20	Vacant	Ground Floor First Floor 68.00 sq m 51.80 sq m (732 sq ft) (558 sq ft)			
21/22	First South Yorkshire Ltd (5)	Second Floor 553.55 sq m (5,959 sq ft)	10 years from 08.06.2017 Rent review every 5th year Break option in 5th year. FR & I	£16,000 p.a.	Rent Review 2022

(2) Not inspected by Allsop, areas from VOA.

(3) For the year ended 31st December 2017, Wallace Arnold Travel Limited reported a turnover of £1,284,863, a pre-tax profit of £341,310, shareholders' funds of £2,128,524 and a net worth of £2,128,524. (Source: Experian 07.01.2019.)

(4) For the year ended 30th June 2018, Cash Converters (UK) Ltd reported a turnover of £6.740m, a pre-tax profit of £1.438m, shareholders' funds of £2.663m and a net worth of £1.946m. (Source: Experian 11.01.2019.)

(5) The ultimate holding company of First South Yorkshire Ltd is Firstgroup plc (Source: Experian 11.01.2019).

(6) Website Address: www.mydentist.co.uk

Total £178,000 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 | Liaqat Esq, Axiom Stone. Tel: 0208 422 1181 e-mail: il@axiomstone.co.uk

