



Tenure

Freehold.

Location

Rotherham has a population of 121,000 and is one of the major commercial centres of South Yorkshire, situated some 3 miles north of Junction 33 of the M1 and 5 miles east of Junction 1 of the M18 motorway.

The property is situated close to the junction of Wellgate with the pedestrianised High Street and College Street within the town centre. Branches of Lloyds Bank and Boots Opticians are adjacent whilst other multiple retailers represented in the immediate vicinity include Primark, W H Smith, RBS and Dorothy Perkins/Burton.

Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit with ancillary accommodation above which is boarded up and unused.

The property provides the following accommodation and dimensions:

Gross Frontage	11.65 m	(38' 3")
Net Frontage	9.90 m	(32' 6")
Shop and Built Depth (max)	16.00 m	(52' 6")
First Floor	87.2 sq m	(939 sq ft)

Tenancy

The entire property is at present let to RAL LTD for a term of 15 years from 26th October 2001 at a current rent of £29,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

RAL Ltd are owned by Talarius Ltd who operate in excess of 200 gaming venues in the UK. (Source: www.talarius.com)

Website Address: www.talarius.com

For the year ended 11th June 2001, RAL Ltd reported a turnover of £42.824m, a pre-tax loss of £154,000, shareholders' funds of £19.441m and a net worth of £17.215m. (Source: riskdisk.com 25.04.2012)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details including your telephone number, to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 129 Rotherham**.

Rotherham

5/7 Wellgate

South Yorkshire

S60 2LT

- **Freehold Shop Investment**
 - **Let to RAL Ltd**
 - **Reversion 2016**
 - **Current Rent Reserved**
- £29,000 pa**



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

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