

## Rotherham

### 10 The Crofts South Yorkshire S60 2DJ

- **Freehold Bank and Shop Investment**
- Majority let to Svenska Handelsbanken AB
- Comprising ground and first floor bank and lower ground floor shop
- Bank Reversion 2021
- Total Current Rents Reserved  
**£23,200 pa <sup>(1)</sup>**

**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 (Junction 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 to the rear of Rotherham town hall in the town's traditional office core close to the junction with Quarry Hill. Occupiers close by include Lloyds Bank, Primark, O2, Swinton and Wetherspoons.

#### Description

The property is arranged on lower ground, ground and one upper floor to provide a bank on the ground and first floors together with a self-contained beautician/hairdressing salon on the lower ground floor which is separately accessed from the rear. The property benefits from a rear car park for 10 vehicles accessed from The Crofts.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & First	Svenska Handelsbanken AB (2)	Gross Frontage Ground Floor First Floor	13.30 m 81.40 sq m 77.40 sq m	(43' 8") (876 sq ft) (833 sq ft)	10 years from 23.08.2011 The lease contains a tenant's option to break at the end of the 5th year. IR & I	£18,000 p.a. (1)	Reversion 2021
Lower Ground	R Greaves	Lower Ground Floor	59.85 sq m	(644 sq ft)	3 years from 01.09.2011 IR & I	£5,200 p.a.	Reversion 2014 (3)

- (1) The initial rent is £5,000 p.a. rising to £10,000 pa in Year 6, £12,000 pa in Year 7, £14,000 pa in Year 8, £16,000 pa in Year 9 and £18,000 p.a. in Year 10. The Vendors will top-up the rent by way of a reduction in the purchase price so that the buyer in effect receives £18,000 pa from completion.  
 (2) Website Address: [www.handelsbanken.co.uk](http://www.handelsbanken.co.uk)  
 (3) Terms have been agreed for a lease renewal for a further 3 years at the same rent, the lease is out for signing.

**Total £23,200 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** Ms C Hamilton, JMW Solicitors. Tel: 0161 828 8336 e-mail: [claire.hamilton@jmw.co.uk](mailto:claire.hamilton@jmw.co.uk)

NB. The plan is for identification only. © Crown Copyright, ES 100004106