

Rotherham

Sycamore Road

Eastwood Trading Estate

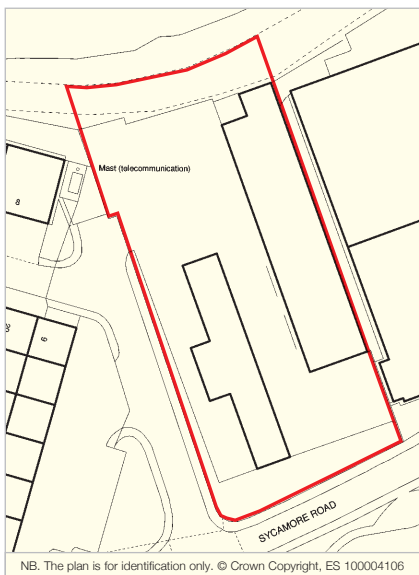
South Yorkshire

S65 1EN

- **Freehold Industrial and Office Investment**
- Established industrial and out of town retail/leisure location
- Let to Cetix Limited on a lease expiring in 2023
- Totals some 1,822 sq m (19,614 sq ft) on a 0.51 hectare (1.28 acre) site
- Close to Iceland, McDonald's and an Asda supermarket
- Current Rent Reserved

£84,000 pa

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 Motorway (junctions 33 and 34) and the M18 Motorway (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 east of the town centre in an established commercial location just off the A630, near the intersection with the A6123/Mushroom roundabout.

Occupiers close by include Iceland, Taco Bell, Toby Carvery, McDonald's, Costa and Asda.

Description

The property is arranged on ground and one upper floor to provide a detached warehouse unit benefitting from 4.3m eaves (approximately) together with a separate two storey office building, on a self-contained site of 0.51 hectares (1.28 acres) with parking areas.

The property provides the following gross internal floor areas:

Warehouse (GIA)	982.0 sq m	(10,573 sq ft)
Ground Floor Office	429.5 sq m	(4,623 sq ft)
First Floor Office	410.5 sq m	(4,418 sq ft)

Subtotal Offices (NIA)	840.0 sq m	(9,041 sq ft)
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Total	1,822 sq m	(19,614 sq ft)
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NB. Floor areas provided by the Vendor, not measured by Allsop.

Tenancy

The entire property is at present let to CETIX LIMITED for a term of 10 years from 19th April 2013 at a current rent of £84,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.cetix-group.com

For the year ended 31st December 2017, Cetix Limited reported a turnover of £2,742,595, a pre-tax profit of £106,509, shareholders' funds and a net worth of £519,324. (Source: Experian 19.02.2019.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 84-90 Band D (Copy available on website).

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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