

Rotherham

18 & 20 Howard Street South Yorkshire S60 1QU

- **Town Centre Freehold Shop Investment**
- Two adjacent shops let to William Hill and a National Charity
- Pedestrianised town centre position
- Annual increases and Rent Review 2020
- Total Current Rents Reserved

£53,080 pa
rising annually to
£57,080 per annum in
2020

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 in the heart of the town centre on the south side of Howard Street, close to its junction with Effingham Street. Occupiers close by include the Covered Market, B&M Bargains, Halifax Bank, Poundworld, Boots, NatWest Bank and Rotherham College of Arts and Technology.

Description

The property is arranged on ground and one upper floor to provide two broadly rectangular shop units each with ancillary accommodation above. The shops benefit from rear access, which are both used as fire exits.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

No. 18 EPC Rating 55 Band C (Copy available on website).

No. 20 EPC Rating 77 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
18	National Hereditary Breast Cancer Helpline (http://breastcancergenetics.co.uk)	Gross Frontage 10.20 m Net Frontage 8.90 m Shop & Built Depth 20.00 m First Floor 57.10 sq m	(33' 6") (29' 3") (65' 7") (615 sq ft)	5 years from 01.01.2016 FR & I	£20,000 p.a. (1) Rising Rents (1) Reversion 2021
20	William Hill Organization Ltd (www.williamhill.com)	Gross Frontage 10.25 m Net Frontage 9.15 m Shop & Built Depth 15.20 m First Floor 59.05 sq m	(33' 7") (30' 0") (49' 10") (636 sq ft)	10 years from 05.07.2015 Rent review in the 5th year FR & I Tenant option to break on 28.09.2020	£33,000 p.a. Rent Review July 2020
Substation	Northern Powergrid (Yorkshire) plc	Electricity Substation	Holding over on a lease for 25 years from 01.03.1985 (2)	£80 p.a.	Holding over (2)

(1) Rent rises to £21,000 per annum 01.02.2017, to £22,000 per annum 01.02.2018, to £23,000 per annum 01.02.2019 and to £24,000 per annum 01.02.2020.

(2) Terms for a new lease are under negotiation. Proposed rent under lease renewal of £250 per annum.

Total £53,080 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

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