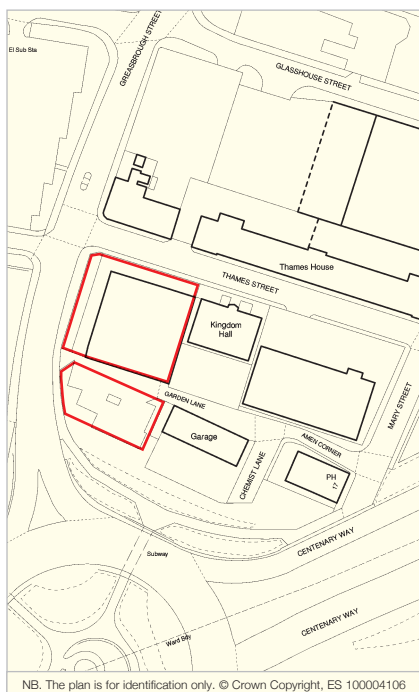


Rotherham Greasbrough Street, South Yorkshire S60 1RF

- **Freehold Retail Warehouse Investment**
- Comprising three shops
- Well located within three miles of M1 Motorway (Junction 34)
- Tenants include DP Realty Ltd (t/a Domino's) and Multi Tile Ltd (t/a Topps Tiles)
- Total Current Rents Reserved
£75,076 pa

On the Instructions of United
Carpets Holdings Ltd

**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 located on the east side of Greasbrough Street, fronting the College Road roundabout in a mixed use industrial and retail area. The property lies some 2.5 miles east of the M1 Motorway (Junction 34) and Rotherham Central Rail Station lies less than 250m to the south-east.

Description

The property is arranged on ground floor only to provide a retail warehouse split into three shop units, comprising a total of 11,300 sq ft. The site is 0.38 acres in all, with on-site parking.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Multi Tile Ltd (t/a Topps Tiles) (1)	Ground Floor 454.15 sq m (4,888 sq ft)	5 years from 23.10.2015 FR & I	£41,576 p.a.	Reversion 2020
Unit 2	DP Realty Ltd (t/a Domino's) (2)	Ground Floor 166.80 sq m (1,795 sq ft)	20 years from 01.03.2014 Rent review every 5th year of the term FR & I subject to a schedule of condition There is a tenant's option to renew for a further 20 year term on expiry, and break clause in 2025	£25,000 p.a.	Rent Review February 2028
Unit 3	Kangchul Black Belt Academy Ltd	Ground Floor First Floor 154.20 sq m 274.75 sq m (1,660 sq ft) (2,957 sq ft)	10 years from 31.07.2015 FR & I Tenant's option to break 2020	£8,500 p.a.	Reversion 30.07.2025
		Total	1,050 sq m (11,300 sq ft)	Total £75,076 p.a.	

(1) For the year ended 1st October 2016, Multi Tile Ltd reported a pre-tax profit of £9.14m and a net worth of £170.02m.

(2) For the year ended 25th December 2016, DP Realty Ltd reported a turnover of £22.48m, a pre-tax profit of £2.13m and a net worth of £3.36m.

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 B Done Esq, Cornerstone Law. Tel: 0191 607 8871 e-mail: ben@cornerstonelaw.co.uk