

Lot 43, 11 All Saints Square, Rotherham, South Yorkshire S60 1PW

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

The Property



Lot 43, 11 All Saints Square, Rotherham, South Yorkshire S60 1PW

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

Property Information

High Yielding Supermarket Investment

- Let to Foodplus Ltd - a Polish supermarket franchisee
- 5-year lease renewal expiring March 2027 (No breaks)
- Tenant in occupation since 2017
- Approximately 5,752 sq ft
- Prominent pedestrianised town centre location
- Nearby occupiers include Tesco Extra, B&M, Home Bargains, McDonald's, Greggs, Subway and a JD Wetherspoon

Lot

43

Auction

9th July 2024

Rent

£30,000 per Annum Exclusive

Status

Available

Sector

Supermarket

Auction Venue

Live Streamed Auction

Location

Miles 8 miles north-east of Sheffield, 27 miles south of Leeds
Roads A630, A692, M1 (Junction 34)
Rail Rotherham Central Railway Station
Air Leeds Bradford Airport

Situation

The property is prominently situated in the heart of the town centre, on the north side of the pedestrianised All Saints Square. Nearby occupiers include Tesco Extra, B&M, Home Bargains, McDonald's, Greggs, Subway and a JD Wetherspoon.

Tenure

Long Leasehold. Majority held Long Leasehold for a term of 999 years from 21/03/1921 from Rotherham Metropolitan Borough Council at a ground rent of £30 p.a. A large part of the property to the rear is held Freehold - please see legal pack.

EPC

Band C

Description

The property comprises a supermarket arranged on the ground, basement and mezzanine floors.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 43, 11 All Saints Square, Rotherham, South Yorkshire S60 1PW

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.
Ground	Supermarket/Ancillary	347.30	(3,738)	FOODPLUS LTD (2)	5 years from 02/03/2022 on a full repairing and insuring lease	£30,000
Basement	Ancillary	168.70	(1,815)			
Mezzanine	Office/Ancillary	18.50	(199)			
Total		534.50	(5,752)			£30,000

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) Foodplus Ltd is a Polish supermarket franchise that trade from other locations in the UK including Manchester, Leeds, Sheffield, Doncaster, Wigan, and also operate stores in Wales, Scotland, Germany and the Netherlands (www.foodplus.eu).

Lot 43, 11 All Saints Square, Rotherham, South Yorkshire S60 1PW

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



High Yielding Supermarket Investment

www.acuitus.co.uk

Lot 43, 11 All Saints Square, Rotherham, South Yorkshire S60 1PW

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

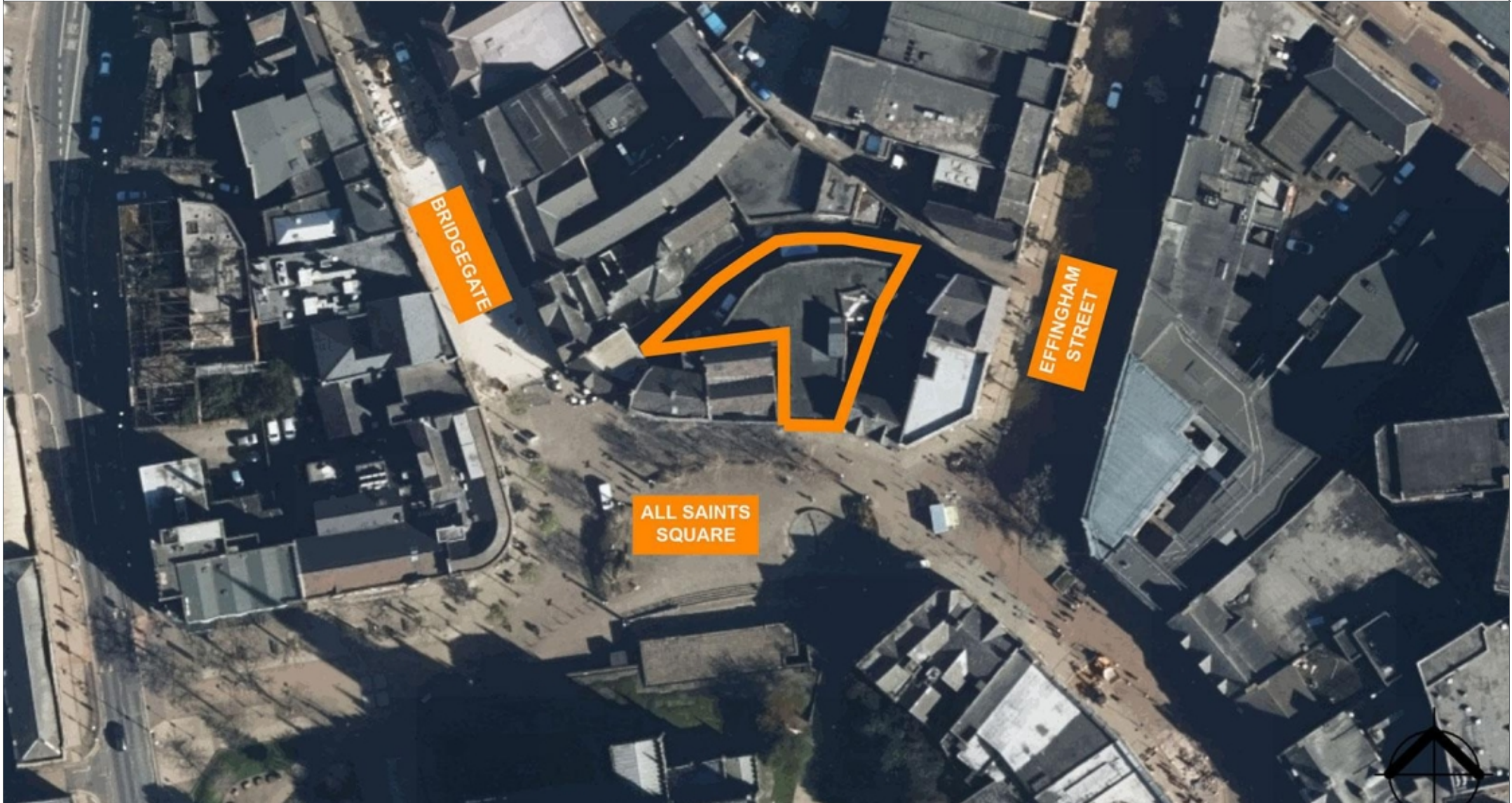


High Yielding Supermarket Investment

www.acuitus.co.uk

**Lot 43, 11 All Saints Square, Rotherham,
South Yorkshire S60 1PW**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



High Yielding Supermarket Investment

www.acuitus.co.uk

Lot 43, 11 All Saints Square, Rotherham, South Yorkshire S60 1PW

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



High Yielding Supermarket Investment

www.acuitus.co.uk

Lot 43, 11 All Saints Square, Rotherham, South Yorkshire S60 1PW

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

henry.john@acuitus.co.uk

Seller's Solicitors

Structadene Group

3rd Floor, 9 White Lion Street

London

N1 9PD

James Thomson

+44 (0)20 7843 9196

james.t@pearl-coutts.co.uk

Hannah Smith

+44 (0)20 3745 2682

hannah.s@pearl-coutts.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024