

lot 13

Mecca Bingo, Corporation Street Rotherham S60 1NG

Rent
£111,868
per annum
exclusive
subject to
RPI linked
review in
2016

Freehold Leisure Investment

- Entirely let to Mecca Bingo Limited until 2021
- Town centre location close to Cascades Shopping Centre
- RPI linked Rent Review in 2016
- Tenant's option to extend lease
- Approximately 2,395.00 sq m (25,771 sq ft)
- Six Week Completion



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Location

Miles: 8 miles north-east of Sheffield
33 miles south of Leeds
Roads: A629, A630, M1 (Junction 34)
Rail: Rotherham Central Rail Station
Air: Robin Hood Airport Doncaster Sheffield,
Leeds Bradford International Airport

Situation

The property is situated in Rotherham town centre on the eastern side of Corporation Street, close to its junction with the pedestrianised Upper Millgate. The property lies adjacent to Wilkinson and is less than 100 metres from Cascades Shopping Centre which houses retailers such as Superdrug, Argos and William Hill.

Description

The property comprises a substantial building currently used as a bingo hall providing reception area, gaming hall and ancillary and office accommodation over lower ground, ground, first and mezzanine floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Lower Ground	Leisure	89.20 sq m (960 sq ft)	MECCA BINGO LIMITED (1)	15 years from 10/07/2006 until 28/09/2021 on a full repairing and insuring lease (2) (3)	£111,868	29/09/2016 (4)
Ground	Leisure	1,183.50 sq m (12,734 sq ft)				
First	Leisure	886.70 sq m (9,541 sq ft)				
Mezzanine	Ancillary	235.60 sq m (2,536 sq ft)				
Totals		2,395.00 sq m (25,771 sq ft)			£111,868	

(1) For the year ending 30th June 2012, Mecca Bingo Limited reported a turnover of £329,085,000, pre-tax profits of £90,101,000 and a total net worth of £469,538,000. (Source: www.riskdisk.com 17/01/2014) Mecca Bingo Limited are a subsidiary company of Rank Group Gaming Division Ltd. Formed in 1937, the Rank Group now operate 55 Grosvenor Casinos and 97 Mecca Bingo clubs in the UK, employing 11,000 people. (Source: www.rank.com 20/01/2014)
 (2) The lease is subject to a schedule of condition.
 (3) The lease provides a tenant's option to extend the lease.
 (4) The 2016 rent review is linked to the Retail Price Index (RPI) and shall not exceed £129,687.93 p.a.x.

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