

# Lot 40

£118,000 per annum exclusive

27-29 College Street,  
**Rotherham, South Yorkshire S65 1AG**  
Freehold Retail Investment (with Part Vacant Upper Parts)



# Tenancy and accommodation

**Lot 40**

£118,000 per annum exclusive

### Key Details

- Majority let to Poundworld Retail Limited
- Approximately 32,600 sq ft
- Potential to convert self-contained vacant upper parts to residential (subject to planning and consents)
- Prime trading position in pedestrianised town centre location

### Location

**Miles:** 8 miles north-east of Sheffield  
33 miles south of Leeds  
**Roads:** A630, A631, M1 (Junctions 33 & 34)  
**Rail:** Rotherham Central Railway Station  
**Air:** Doncaster Sheffield Airport  
Leeds Bradford Airport

### Situation

The property is situated on the eastern side of the pedestrianised College Street, close to the eastern corner of All Saints Square, within Rotherham's prime retailing area. Nearby occupiers include WHSmith, B&M Bargains, Specsavers and Greggs, along with branches of Nationwide Building Society and HSBC bank. The Cascades Shopping Centre is close by, with retailers including Superdrug, Heron Foods and Argos.

### Description

The property comprises a substantial and well configured ground floor shop with ancillary accommodation on the part first and part second floors. In addition, part of the first and second and the third floor are currently vacant and offer potential to convert to residential use, subject to the necessary consents.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

**Completion - 25th January 2018**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	1,300.80 sq m	(14,002 sq ft)	POUNDRWORLD	10 years from	£118,000	04/08/2021
First	Ancillary	1,369.40 sq m	(14,740 sq ft)	RETAIL LIMITED (1)	05/08/2011		
Second	Ancillary	302.40 sq m	(3,254 sq ft)	t/a Bargain Buys			
Third	Plant	56.10 sq m	(604 sq ft)				
<b>Total</b>		<b>3,028.70 sq m (2)</b>	<b>(32,600 sq ft) (2)</b>			<b>£118,000</b>	

(1) Operating under the Poundworld and Bargain Buys brand names, Poundworld Retail are a leading value variety retail business, with over 350 stores and 7,000 employees across the United Kingdom. For the year ending 31st March 2016, Poundworld Retail Limited reported a turnover of £462,689,000, pre-tax profits of £-5,405,000 and a total net worth of £7,048,000 (Sources: www.poundworld.co.uk and Experian Group 09/11/2017).  
(2) Parts of the first and second floors are currently vacant and not demised to Poundworld Retail Limited.



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