FOR SALE

Prominent retail investment comprising two retail properties
32-34 Wellgate. Rotherham, South Yorkshire, S60 2LR
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- Prominent retail investment circa with 14 years unexpired term
- Generating an income of £21,000 per annum
- Established local occupier
- Comprising two well presented retail buildings
- OIRO £260,000
- Reflecting a Gross Initial Yield of 8.07%

**Description**

The investment comprises two retail units known as 32 and 34 Wellgate, Rotherham, which are held under one lease agreement by a well established local retailer.

**32 Wellgate**

This comprises a three storey retail premises with the ground floor utilised as a well presented convenience store with two floors above providing additional ancillary/storage accommodation. Internally the property benefits from a well presented finish, comprising a tiled floor, air conditioning system and inset spot lighting.

**34 Wellgate**

This comprises a hot food takeaway with a seating area, prep area, kitchen and a customer WC to the rear of the space.

Both units are internally in an good condition and benefit from tasteful decoration, having undergone a recent scheme of refurbishment. These two buildings provide an excellent opportunity for an investor to benefit from a passing rent of £21,000 per annum from two retail properties in an established location.
Location

The properties are located on the popular retailing area of Wellgate, which is only a short distance away from the prime retailing area of High Street, Doncaster Gate and College Street. Wellgate is a busy secondary retail area predominantly occupied by well established local businesses. The property is situated next to a public car park, and nearby occupiers include The Post Office, Barnado’s, and national retailers such as Primark and The Royal Bank of Scotland, are a short walk away.

Rotherham is a well established retail centre within South Yorkshire. The town is 7 miles East of Sheffield, 14 miles South West of Doncaster and 25 miles South of Leeds. Road communications are excellent, with junctions 33 and 34 of the M1 linking the town centre and the M18 via junction 1 within 4 miles drive time. Rail services to London Kings Cross are available, and are approximately 2 hours and 26 minutes, and major facilities include retail world (Parkgate), The Great Eastern Way retail park and Meadowhall.

Lease Information

Both properties are held on one 15 year FRI lease from the 30th September 2016 at a passing rent of £21,000 per annum. There is a tenant only break clause after 8 years. A copy of the lease is available upon request.

Accommodation

<table>
<thead>
<tr>
<th>32 Wellgate</th>
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<tbody>
<tr>
<td>Retail/takeaway area</td>
<td>38.51m²</td>
<td>414ft²</td>
</tr>
<tr>
<td>Kitchen/prep area</td>
<td>8.87m²</td>
<td>95ft²</td>
</tr>
<tr>
<td>Customer/staff WC</td>
<td>3.56m²</td>
<td>38ft²</td>
</tr>
<tr>
<td>Total Net Internal Area</td>
<td>50.93m²</td>
<td>548ft²</td>
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<tr>
<th>34 Wellgate</th>
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<tbody>
<tr>
<td>Retail area</td>
<td>52.34m²</td>
<td>563ft²</td>
</tr>
<tr>
<td>Rear store</td>
<td>4.37m²</td>
<td>47ft²</td>
</tr>
<tr>
<td>First floor storage/ancillary</td>
<td>26.6m²</td>
<td>286ft²</td>
</tr>
<tr>
<td>Second floor</td>
<td>26m²</td>
<td>280ft²</td>
</tr>
<tr>
<td>Total Net Internal Area</td>
<td>109.31m²</td>
<td>1,177ft²</td>
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</table>

All measurements are approximate.

Terms

We are inviting offers In the region of £260,000, which reflects a gross initial yield of 8.07%, and a net initial yield of 7.86%, assuming the purchasers cost of 2.76%.

Services

We understand that all mains services are connected to the site, however we must stress that none of these services have been checked or tested.
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EPC Rating

32 Wellgate has an EPC rating of E (119) and 34 Wellgate has an EPC rating of C (68). For copies of the EPC’s please contact the Sole Agents.

Business Rates

The properties have a 2017 Business Rates listing as follows:

32 Wellgate - £7,000
34 Wellgate - £8,600

As such both buildings will attract nil business Rates payable for those qualifying occupiers.

VAT

All prices quoted are exclusive of, but may be subject to VAT.

Legal Costs

Each party is to be responsible for their own legal fees incurred as a result of any transaction in relation to this property.

Viewing’s and Further Information

To arrange a viewing or to obtain any further information please contact either of the Surveyors as detailed on the front of these particulars, who will be more than happy to help.

Ben Flint
T: 01302 243915
E: Ben.Flint@fishergerman.co.uk

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