

**GUIDE PRICE**  
**£1,100,000**

**Gross Initial Yield**  
**15.72%**

**BIDDING DEPOSIT**  
**£19,000**

**DIGITAL SALE DATE**  
**18<sup>th</sup> February 2020**



**42-46 Effingham Street, & 2 Henry Street,  
Rotherham, South Yorkshire S65 1AL**

Freehold prime retail investment entirely let to Boots UK Ltd

**Bid1.**



## Property Summary

- Freehold retail investment
- Entirely let to Boots UK Ltd until 2022
- Prime town centre trading position
- Approximately 2,415.00 sq m (25,985 sq ft)
- Current rent £173,000 per annum

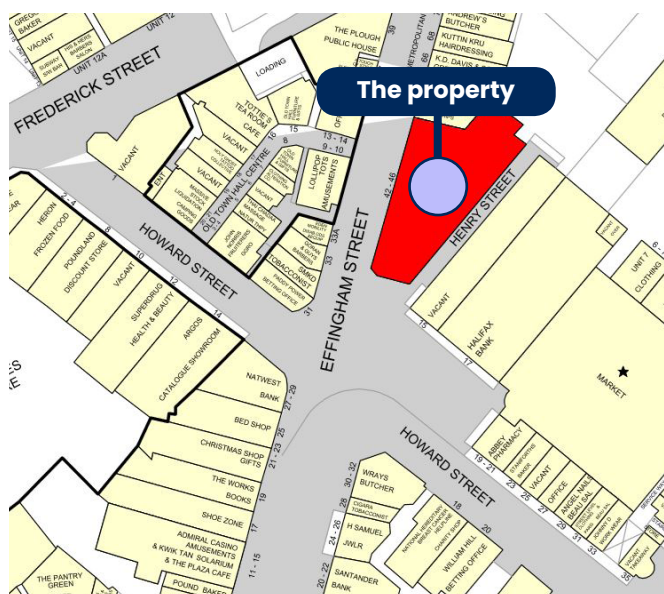
## Location

Rotherham is one of the major commercial centres of South Yorkshire and lies about 6 miles north east of Sheffield, 12 miles south west of Doncaster and 29 miles south of Leeds. It lies to the north of the M1 motorway, which can be accessed via junctions 33 and 34 and to the west of the M18 motorway, which can be accessed via junction 1. Rotherham Central Station provides regular services to Sheffield and Doncaster and the Rotherham Transport Interchange in the town centre provides almost 1,300 daily bus services having undergone a recent £12 million refurbishment programme.

The property lies in the heart of the pedestrianised shopping zone in the town centre and commands a prominent trading position at the junction of Effingham Street and Howard Street. The Cascades Shopping Centre is opposite and nearby occupiers include Halifax, Natwest, Argos, Superdrug and Poundland.

## Description

An end of terrace building of traditional construction beneath a pitched roof is arranged over ground, first and second floors totaling approximately 2,415.00 sq m (25,985 sq ft). The building is dual fronted and as such offers the potential to be split, subject to obtaining any necessary consents. The building may also lend itself to future alternative uses again, subject to obtaining the necessary consents. To the rear of the property is a yard and service area that is accessed from Henry Street.





## Local Authority

Rotherham Metropolitan Borough Council (01709 382121) [www.rotherham.gov.uk](http://www.rotherham.gov.uk)

## Accommodation & Tenancies

Floor	Use	SQ M	SQ FT	Tenant	Lease	Rent (PA)
Ground	Retail	1,020.20	10,977	Boots UK Ltd	35 years from 25/03/1987	£173,000
First	Ancillary	1,020.20	10,977			
Second	Ancillary	374.60	4,031			
<b>Total</b>		<b>2,415.00</b>	<b>25,985</b>			<b>£173,000</b>

The auctioneers have not measured the building. All areas have been obtained from the VOA website.

## Tenant Information

The original lease was granted to Boots The Chemists Ltd, which became Boots UK Ltd in 2007. For the year ending 31st August 2018, Boots UK Ltd reported a turnover of £6,790,000,000, a pre-tax profit of £398,000,000 and shareholders' funds of £875,000,000 (source: Companies House).

Boots is the largest pharmacy and health and beauty chain in the UK and as at 31/08/2019 operated from 2,465 stores across the UK (source: [www.boots-uk.com](http://www.boots-uk.com)).









## Guide Price

£1,100,000

## Tenure

Freehold

## Viewings

Strictly by appointment

## VAT

Refer to the legal documentation

## EPC

Refer to the legal documentation

## Contact Bidx1



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