

ROTHERHAM

31 COLLEGE STREET

PRIME SHOP UNIT TO LET



LOCATION

The premises occupy a prominent location on College Street where nearby retailers include **WH Smith, B&M, Burtons/Dorothy Perkins, SpecSavers, Clinton Cards, Card Factory, GameStation** and **Primark**.

ACCOMMODATION

The premises are arranged over ground and first floor levels and provide the following approximate dimensions and net internal floor areas:

Net Frontage	33' 6"	10.21 m
Internal Width	34' 5"	10.49 m
Ground Floor Sales	2,238 sq ft	207.9 sq m
First Floor Ancillary	1,013 sq ft	94.9 sq m

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

RENT

£49,500 per annum exclusive.

TERMS

An incentive package is available to an in going tenant commensurate with the length of lease agreed and tenant covenant status.

RATES

We have made verbal enquiries with the local rating authority and have been informed that the unit is subject to the following rating assessment.

Rateable Value	£56,500
UBR 2010/2011 -	41.3 p
Rates payable	£23,335

Prospective tenants are advised to make their own enquiries with the local rating authority to verify these figures.

VIEWING

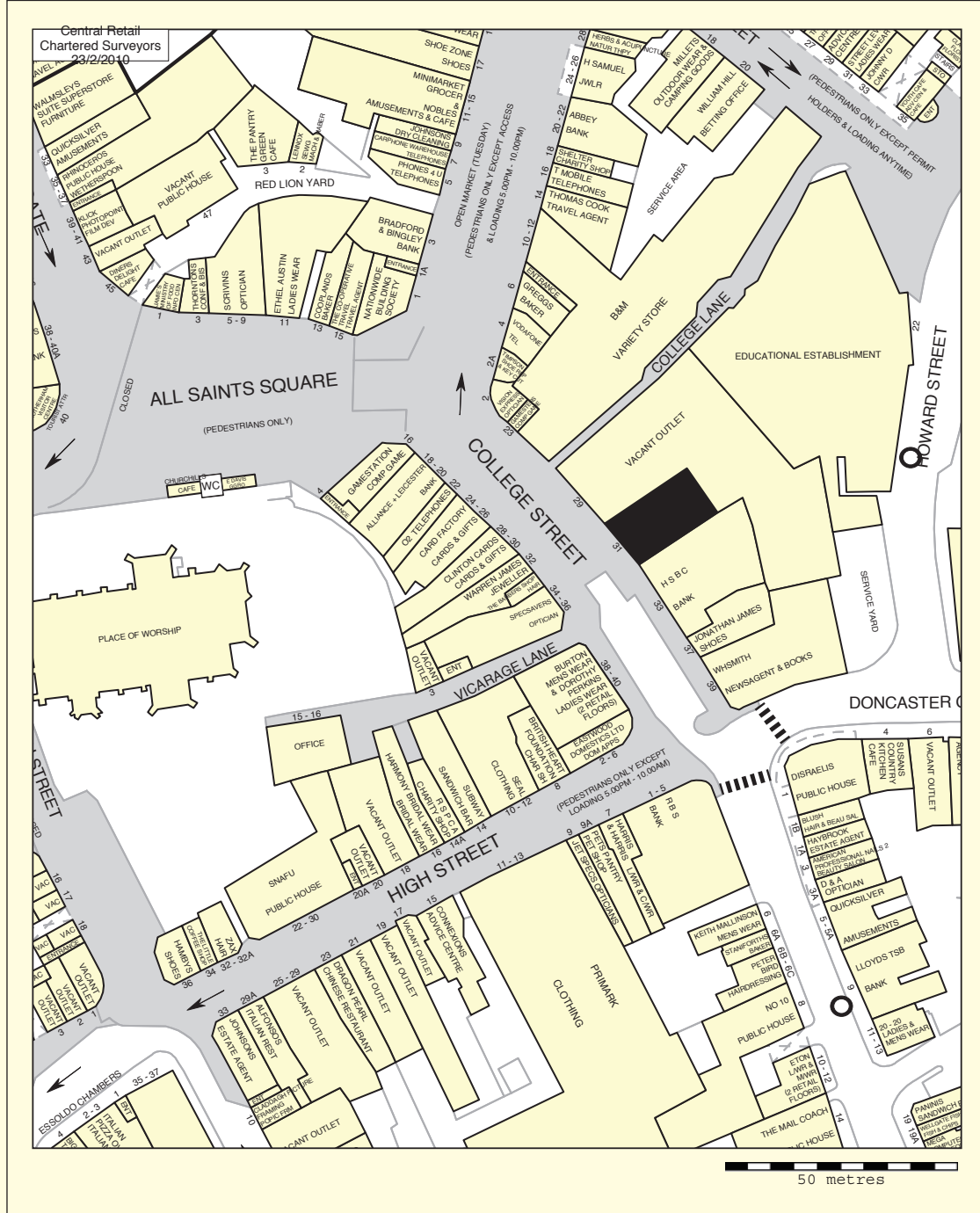
Strictly via prior appointment with Central Retail on 0113 244 8668.

Contact:- David Rawstron – david@central-retail.co.uk
James Crosbie – james@central-retail.co.uk

SUBJECT TO CONTRACT



Rotherham



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0845 6016011
goad.sales@uk.experian.com

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