

# ROTHERHAM

## UNIT 17 COLLEGE WALK

### PRIME SHOP TO LET With A2 CONSENT

#### LOCATION

Rotherham is a well-established retailing centre within South Yorkshire, situated 7 miles east of Sheffield and 25 miles south of Leeds.

College Walk is the principal covered shopping precinct in Rotherham, linking the Transport Interchange and multi-storey car park with the pedestrianised retail pitches of Frederick Street and Effingham Street.

Occupiers include **JD Sports, Home Bargains, Brighthouse, Bodycare, Greggs** and **Subway**.

The subject unit occupies a prominent position opposite **Warren James**, close to the entrance to the Bus Station and Car Park.

#### ACCOMMODATION

Internal Width	18' 11"	5.77 m
Shop Depth	60' 00"	18.29 m
Ground Floor Sales	930 sq ft	86.40 sq m
First Floor Ancillary	560 sq ft	52.03 sq m

#### LEASE TERMS

The unit is available by way of assignment or a new effectively full repairing and insuring Ex-Act sub-lease until 31st May 2021.

#### RENT

Rental offers in the region of £35,000 per annum exclusive are invited.

#### SUBJECT TO CONTRACT



#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D(95). A copy of the EPC is available for inspection if required.

#### SERVICE CHARGE

Details available upon request.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 28,000.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 13,972.00
Estimated Payable with Retail Relief	£ NIL

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

#### VAT

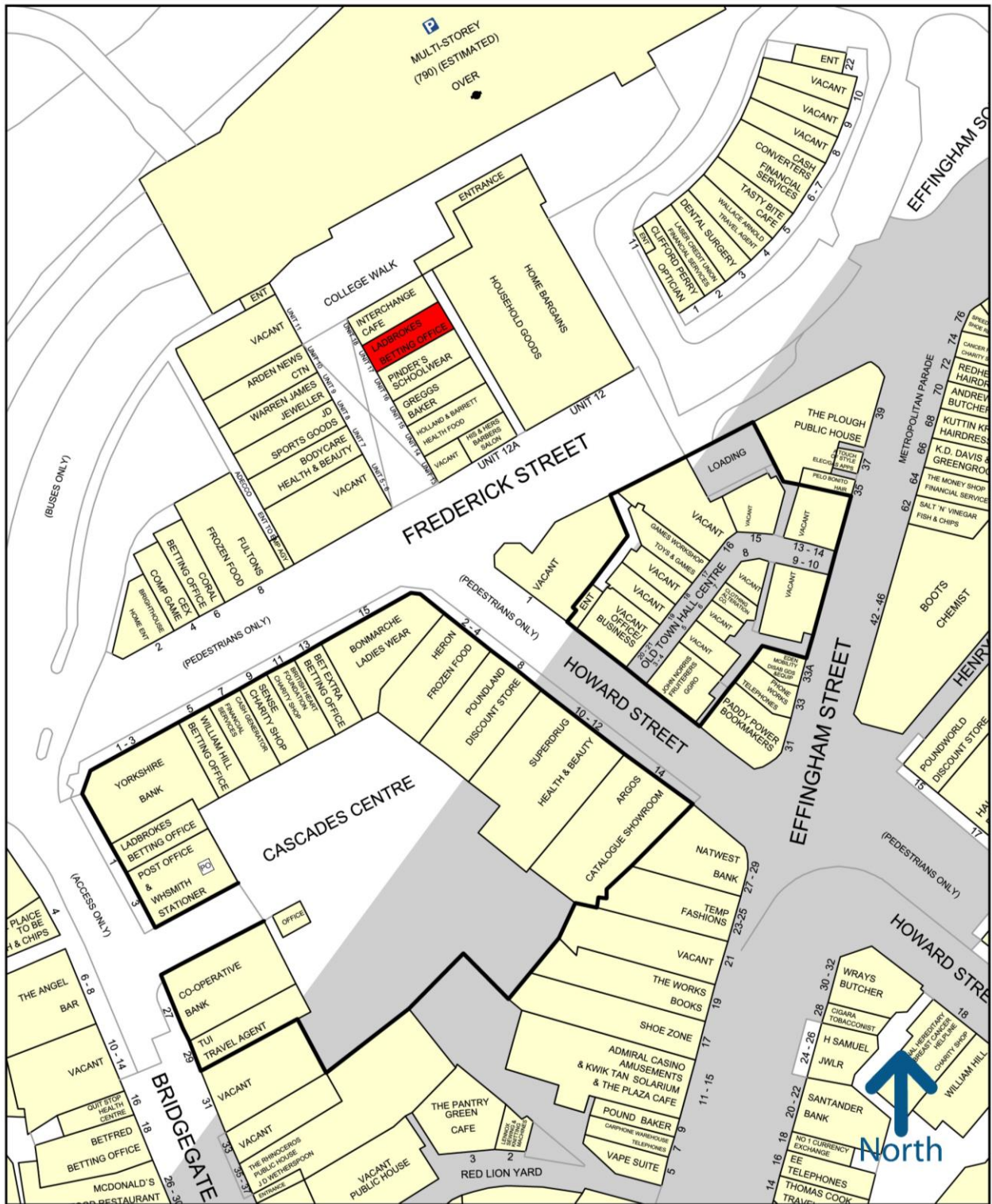
Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

#### VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact Brassington Rowan:

Jason Oddy D: 0113 383 3759  
E: [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)

John Birtwistle D: 0113 383 3758  
E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)



50 metres

Experian Goad Plan Created: 15/07/2019  
Created By: Brassington Rowan



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