

# ROTHWELL

## 30 COMMERCIAL STREET LS26 0AW

### PRIME SHOP FOR SALE OR TO LET

#### LOCATION

Rothwell is a compact West Yorkshire market town with a characterful high street. Situated 5 miles south east of Leeds and 7 miles north of Wakefield, the town has excellent access being virtually on J30 of the M62 motorway.

Commercial Street is Rothwell's principal shopping street and benefits from free parking both within the **Morrisons Supermarket** and on Chapel Street / the Market Place.

Occupiers on Commercial Street include a mixture of national, regional and local retailers including **Savers Health & Beauty, Boots the Chemist, Yorkshire Building Society** and **Greggs**.

The subject property is situated towards the eastern end of Commercial Street where occupiers include an attractive mix of florists, opticians, hair dressers & beauticians, restaurants and gift shops.

#### ACCOMMODATION

Internal Width	28' 09"	8.76 m
Shop Depth	37' 04"	11.38 m
Ground Floor Sales	969 sq ft	90.02 sq m

#### SALE / LEASE TERMS

- 1) The unit is currently let to Coral Racing Ltd on a lease expiring 30th July 2023 at a rent passing of £23,000 per annum exclusive and is available at nil premium by way of assignment or;
- 2) Rental offers are invited for a new full repairing and insuring Ex-Act sub-lease until 30<sup>th</sup> June 2023 or;
- 3) Offer in excess of £250,000 are invited for the long leasehold interest (999 years from 29/09/2014 at a peppercorn rent) either with vacant possession or subject to the lease to Coral.



#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C(71). A copy of the EPC is available for inspection if required.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 19,500.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 9,730.50
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.

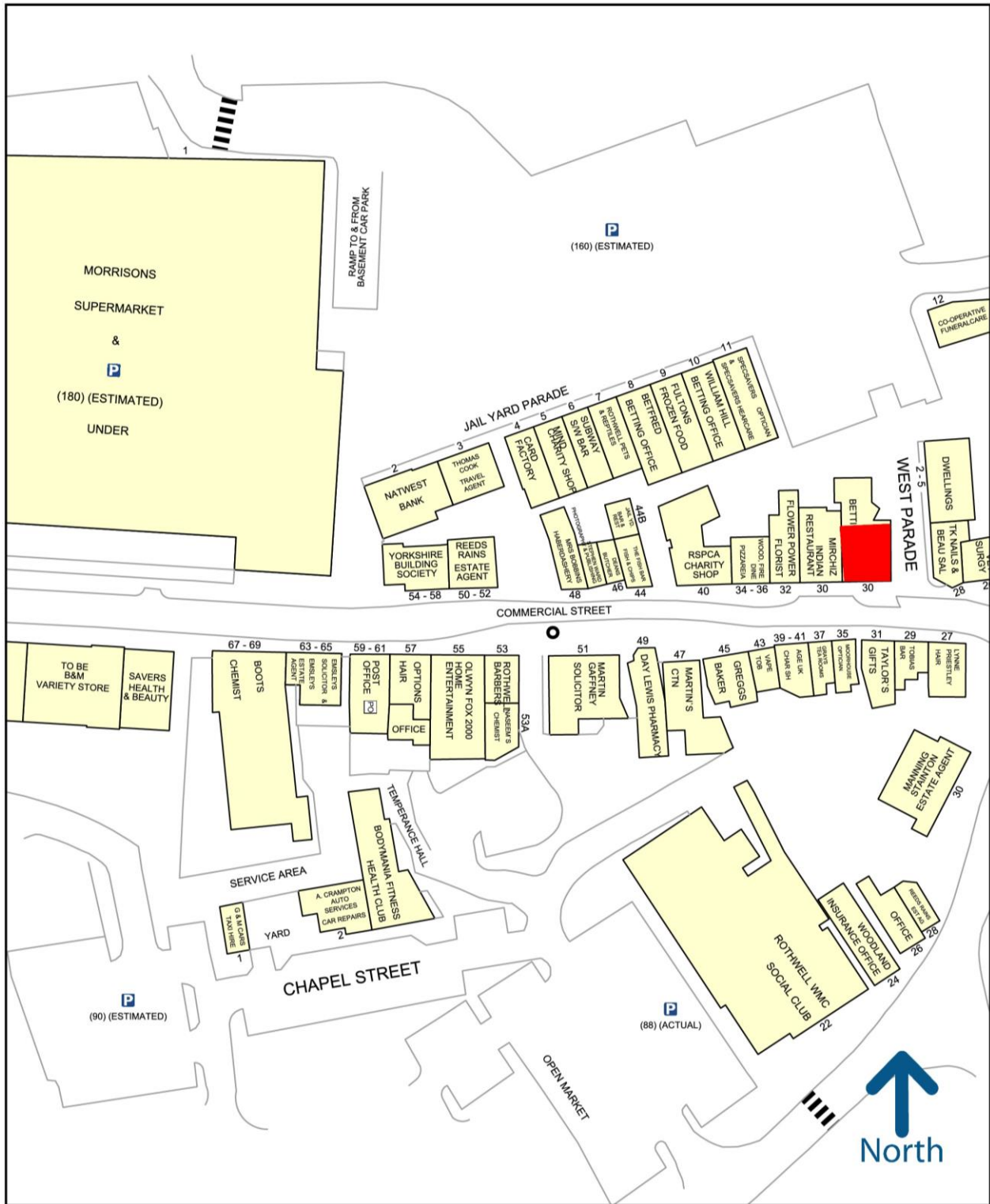
#### VIEWING & FURTHER INFORMATION

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)

#### SUBJECT TO CONTRACT



Experian Goad Plan Created: 16/07/2019  
Created By: Brassington Rowan



Copyright and confidentiality Experian, 2019. © Crown  
copyright and database rights 2019. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011