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# FOR SALE

## RARE INVESTMENT FOR SALE



## PRIME FREEHOLD INVESTMENT

### 15 RETAIL SHOPS WITH FIRST FLOOR OPEN PLAN

ROTHERHAM – OLD TOWN HALL, FREDERICK ST, S60 1QX

PRICE – OFFERS OVER £1,500,000

## ROTHERHAM – OLD TOWN HALL, FREDERICK ST, S60 1QX

### LOCATION

Old town hall is in the heart of the borough, providing an attractive location.

The town centre is home to a mix of high street favourites, independent shops, cafes and bars, as well as a bustling indoor and outdoor market and award-winning Tuesday Street markets.

- Total net internal area of 27,675 square feet (approximately)
- Prime location
- Road connectivity to Sheffield, Doncaster, Wakefield and Leeds
- Fifteen retail units plus space to the first floor suitable for a bar/conversion into residential STP
- Current income of £108,000 per annum
- Negotiations currently in place for first floor estimated income £60,000 per annum
- EPC Rating: F

### DESCRIPTION

The Old Town Hall comprises a two story building with a period Facade currently configured with fifteen retail units. The building extends approximately 26,675 square foot and is located directly adjacent to Effingham Square with two access points creating a walk through. The property also benefits from a loading bay to the side, a recently maintained roof along with good access to bus and rail links plus a high level of passing footfall. Within the immediate vicinity are a number of National retailers such as Boots and Tesco along with parking.

The local area is undergoing regeneration with a new Cinema being built. With many independent businesses offer products not found in mainstream shopping centres and malls. From fresh local produce to clothing and handcrafted gifts.

This property consists of beautiful vintage looking retail units, a café and walkway which is home to regular events such as food festivals and craft fairs. There are also onsite washroom facilities for the public.

### TENANCIES

Breakdown available on request

All tenants have a long-term lease, can be provided on request.

This is an excellent investment opportunity with an excellent yield of over 12 % with the first floor rented out.

### TENURE

Freehold

EPC Rating: F

### VAT

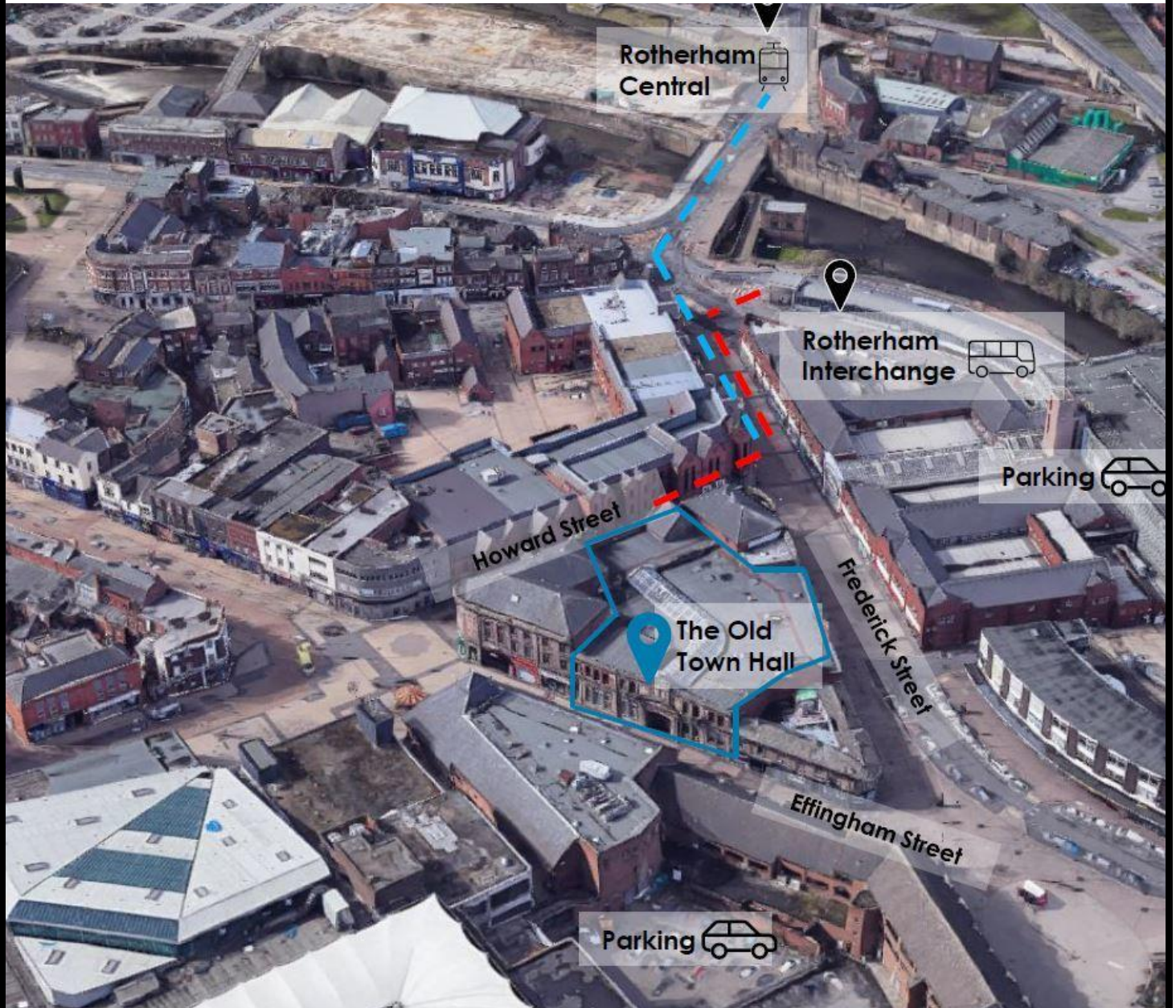
Applicable

### VIEWING

**Strictly by appointment only.**



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