



- **High profile landmark town centre building**
- **Grade II listed with notable architectural features**
- **Prominent corner position with four floors of accommodation**
- **Over approximately 1,000sqm plus basement accommodation**
- **Freehold with two long leasehold ground floor units**
- **Estimated rental when fully let is in excess of £50,000pa**
- **Current income circa £20,000 plus service charges**
- **Considerable potential offered for development or ongoing investment**

Accommodation

Basement 363sqm (3,909sqft)

Ground Floor

Retail Unit 1&2 - Long leasehold interest only

Retail 3a - ITZA 43.9sqm (473sqft)

Retail 3b - ITZA 79.5sqm (856sqft)

First Floor 475sqm (5,115sqft)

Second Floor 475sqm (5,115sqft)

Third Floor 106sqm (1,140sqft)

Tenancy Details

A large portion of the property has recently been occupied by the charity Rotherham & Barnsley MIND and current rental details are as follows:

Ground Floor Retail 1 & 2

125 years from 29th May 1998 to Peppercorn, though a substantial contribution to the service charge is made

Retail 3a - Currently vacant

Retails 3b

South Yorkshire Credit Union have been in occupation for over 10 years and pay £7,875pa and contribute £2,901pa to the service charges. Lease terms are currently being formalised at board level

Second Floor

Room 15 - Holding over on a formal agreement at £1,500pa inclusive of service charge
Second Floor Room - let to SYEDA on a formal agreement at £2,300pa plus £200pa service charge
Second Floor Room - CAMHS for £4,140pa inclusive of utility costs plus £1,573.20 service charge contribution.

NOTE: Room rentals have been undertaken on a casual basis for training & meeting purposes at a rate of £100 per day which has contributed to between approximately £5,000 & £7,000pa

Rating Assessment

The property is listed as "offices & premises" with a RV of £64,000 effective from 1st April 2017. Please note that as the property is listed it is exempt from payment of business rates on any elements that are empty

JOINT AUCTIONEERS

Brownill Vickers incorporating Stanhope Property Consultancy Ltd, Unit 7, Morston Claycliffe Office Park, Wayley Road, Barugh Green, Barnsley, S75 1HQ

EPC Rating F

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with the joint auctioneers Phil Simpson at Brownill Vickers phil.simpson@brownillvickers.com



SOLICITORS

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