SMC Brownill Vickers

For Sale

Freehold Bank Investment with Future Development Potential in Rotherham Town Centre

£225,000

9 Wellgate, Rotherham, S60 2LU

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

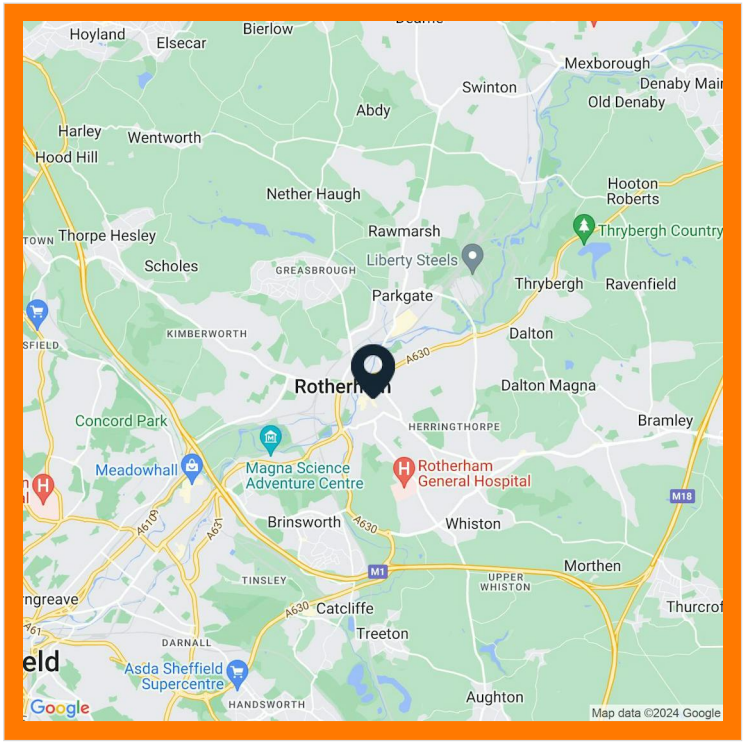
smcbrownillvickers.com

- Lloyds bank investment in Rotherham town centre
- Current income of £20,000 pa
- Let to Lloyds Bank plc until 24th December 2025
- Substantial freehold building (5,402 sq ft, 502.04 sq m) which may have future development potential

RICS

A company of values. Est 1884
Licensed & Leisure | Commercial | Residential

SMC Brownill Vickers



Description

The property comprises a substantial three storey building over ground, first and second floors. The property is occupied by Lloyds Bank Plc with a large ground floor banking hall with offices, storage and ancillary accommodation above.

Location

The property is located fronting Wellgate in Rotherham town centre (South Yorkshire), close to it's junction with High Street and Doncaster Gate. Wellgate is a busy retailing location with numerous shops, cafes, restaurants and takeaways, benefiting as key footfall route into Rotherham town centre. University Centre Rotherham, Rotherham Civic Theatre and various shops and amenities are within a short walking distance from the subject property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,205	297.75
1st	1,157	107.49
2nd	1,040	96.62
Total	**5,402**	**501.86**

Tenancy

The entire property is subject to a renewal lease dated 14th June 2023 on the following basis:
Tenant: Lloyds Bank plc
Rent: £20,000 pa
3 year lease from
25th December 2022 until 25th December 2025
Lease Terms: FRI lease terms

We understand Lloyds Bank Plc have been in occupation since 1996. Further details are available by request.

Tenure

The property is offered for sale on a Freehold basis.

Price

£225,000. We are informed that VAT is NOT payable.

Interested parties are requested to submit their Best Offer which should be received by Francois Neyerlin by email no later than 5pm on Friday 26th April 2024. Offers should be sent to francois.neyerlin@smcbrownillvickers.com.The vendor is not obliged to accept any offer submitted or the highest bid. Further information is available by request on the Best Offers format and procedure.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Business Rates

Further information is available upon request.

Energy Performance Certificate

B (50)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

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LLOYDS BANK