

# ROTHERHAM S65 1AG

## 18-20 COLLEGE STREET

### PRIME SHOP TO LET



6 Duke Street  
Marylebone  
London W1U 3EN

#### LOCATION

The property is located in College Street at its junction with All Saints Square, immediately adjacent to **Game** and **O2**. Other multiple occupiers in the immediate vicinity include **Card Factory**, **Specsavers**, **HSBC** and **WHSmith**.

An extract from the street plan is attached upon which the property has been highlighted.

#### ACCOMMODATION

The property is arranged over ground, basement and first floor comprising the following approximate net internal floor areas and dimensions:

Gross Frontage	32 ft 5 in	9.88 m
Net Frontage	28 ft 8 in	8.74 m
Internal Width	30 ft 8 in	9.35 m
Shop Depth	43 ft 11 in	13.39 m
Ground Floor Sales	1,400 sq ft	130 sq m
Ground Floor Anc.	80 sq ft	7.4 sq m
Basement Store	823 sq ft	76 sq m
First Floor Store	1,324 sq ft	123 sq m

#### LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of **£35,000 per annum exclusive**.

Our clients will consider letting the ground floor in isolation if required.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

#### PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.



#### RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value (new)	£43,000
UBR 2020/21	£0.499

100% business rates relief until 30th June 2021 followed by a 66.6% discount until 31st December 2021 for eligible occupiers. Interested parties should make their own enquiries to the local authority to verify this information.

#### EPC

The property has a Band D Energy Performance Asset Rating. A copy of the EPC can be provided upon request.

#### VIEWING

For further information or arrangement to inspect, please contact the sole agents:

Tim Hance                      020 7908 7031  
[tim@hrhretail.com](mailto:tim@hrhretail.com)

or via our joint agents – Barker Proudlove on  
0161 631 2852

**SUBJECT TO CONTRACT**



Experian Goad Plan Created: 19/12/2017  
Created By: Harmer Ray Hoffbrand



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