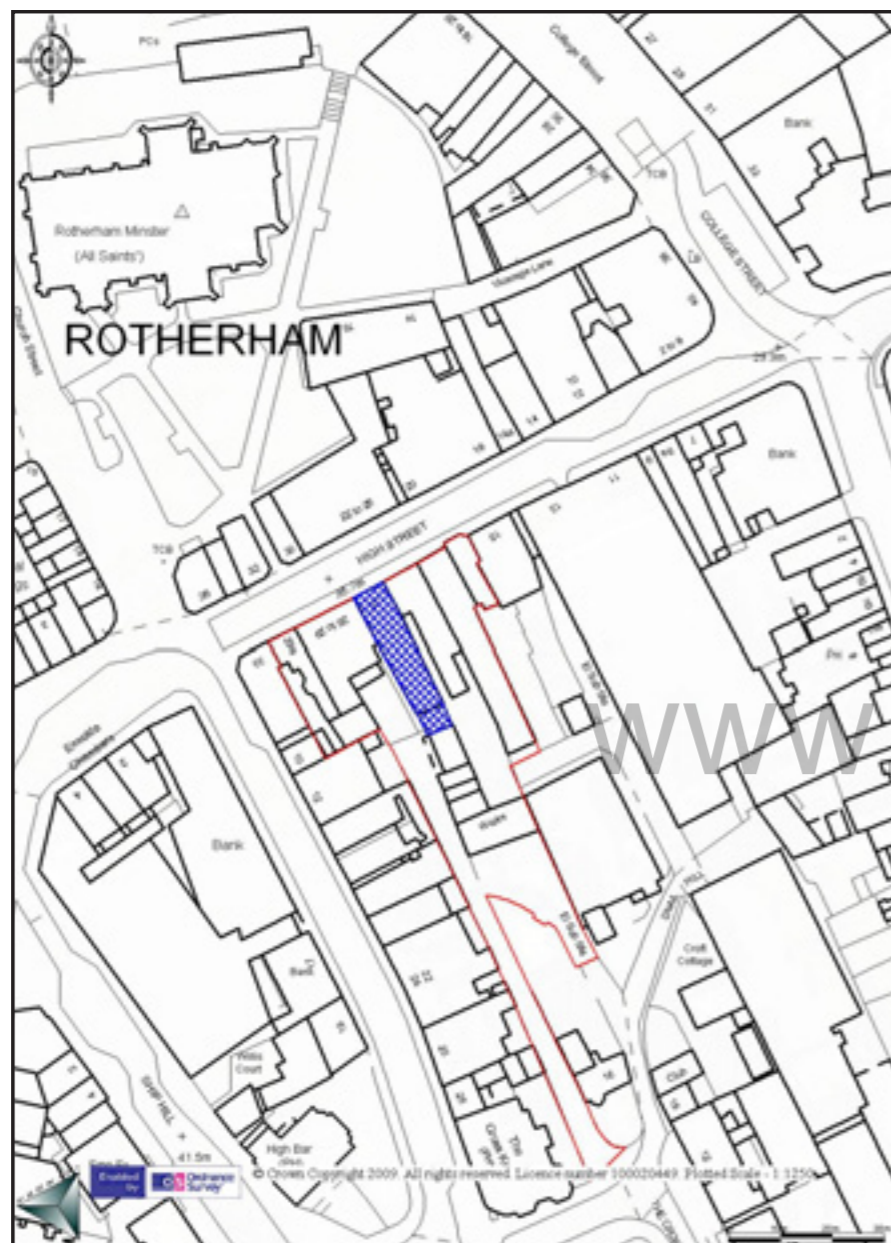




MAY 2009



The area hatched blue (23 High Street) is not included within this sale.

FOR SALE

DEVELOPMENT



THE FORMER THREE CRANES PLAZA DEVELOPMENT
 17, 19, 21, 25, 27, 29 & 29A HIGH STREET AND
 LAND ON THE NORTH WEST SIDE OF THE CROFTS,
 ROTHERHAM, SOUTH YORKSHIRE S60 1PT

- Mixed Use Development Opportunity
 - Incorporating Listed Buildings
 - Part Income Producing
- Pedestrianised Town Centre Location

Misrepresentation Act 1967

Edward Symmons LLP as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

**Edward
Symmons**

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www.edwardsymmons.com



LOCATION

Rotherham has a population of circa 117,000 (2001 census) and is located approximately 6 miles north east of Sheffield, 10 miles south east of Doncaster and 30 miles south of Leeds. Road communications are good with junctions of the M1 and M18 motorways within 5 miles of the town centre.

The subject development is located at 17, 19, 21, 25, 27, 29 and 29A High Street within Rotherham town centre.

The site is situated on the southern side of the pedestrianised High Street forming a natural continuation of Doncaster Gate.

High Street leads to the southern end of Howard Street and College Street, two of Rotherham's premier retail locations, creating a natural link with the professional district and town hall immediately to the south.

The development also incorporates the George Wright Building situated on land to the north west of The Crofts.

The immediate surrounding area is dominated by retail and office uses with a wide range of restaurants, cafés and bars, as well as a theatre and live music venues.

The town centre has over 55,000 Sq M (600,000 Sq Ft) of commercial floor space, housing a variety of national and independent retailers. Nearby occupiers include Primark, Royal Bank of Scotland, and the recently opened Lloyds No.1 Bar "The Corn Law Rhymer".

Rotherham benefits from a student population of almost 11,000 full and part time students making use of the town centre on a daily basis throughout the working week. The town also enjoys a large population of office employees working within both the public and professional sectors.

High Street falls within the Commercial Quarter of the Rotherham Renaissance Town Centre Redevelopment



Map. The regeneration project is a 25 year plan which forecasts to attract around £2 billion in investment, mostly from the private sector.

DESCRIPTION

The development site is split into three elements. Firstly 17, 19 and 21 High Street which comprise a terrace of vacant two storey brick-built buildings with flat roofs and retail fronts. The units form the north eastern portion of the scheme, fronting directly onto High Street.

The second element of the development, accessed via Snail Hill and The Crofts, is located to the south of the site and comprises a vacant Grade II listed property of one, two and three storey stone construction known as the George Wright Building (formerly a wine bar and restaurant).

The third element accommodates 25-29 High Street. Unit 25-27 is of traditional brick construction with painted concrete rendered elevations under a series of timber pitched roofs with slate covering. The building is Grade II* listed and comprises what was formerly The Three Cranes public house.

The adjacent units, 29 & 29A, are Grade II listed in part and comprise a three storey building with shop fronts at ground floor level and traditional stonework elevations to first and second floors. Unit 29A is currently occupied and trading as Alfonso's Italian Restaurant.

No. 23 High Street does not form part of the buildings offered for sale.

In the centre of the site there is a courtyard which links the various elements together.

The buildings, some of which have suffered fire damage, will require full refurbishment prior to occupation.



ACCOMMODATION

We have been unable to access the properties internally and therefore measurements have been taken from the Valuation Office Agency's website.

	Sq M	Sq Ft
17 High Street		
Ground Floor	45.03	485
First Floor	42.57	458
19 High Street		
Ground Floor	180.20	1,940
First Floor	17.40	137
Lower Ground Floor	12.70	137
21 High Street		
Ground Floor	83.10	895
25/29 High Street		
Ground Floor	116.60	1,255
First Floor	157.60	1,696
Second Floor	37.30	402
29A High Street		
Ground Floor	100.20	1,079
First Floor	149.76	1,612
Second Floor	146.27	1,574
The George Wright Building		
Ground Floor	40	430
First Floor	320	3,440
Second Floor	175	1,881

Total Site Area (Approx) 0.2 Hectares 0.5 Acres

PLANNING

Planning consent was previously granted under application no. RB2005/1744 (FUL) for demolition of existing buildings and erection of a multi-storey building for mixed use development containing uses within Use Classes A1 (Shops), A3 (Restaurants and Cafés) and A4(Drinking Establishments) at 17 - 21 High Street, Rotherham.



This consent expired in December 2008.

For further information interested parties are advised to contact Rotherham Metropolitan Borough Council Planning Department (Tel: 01709 823 868).

BUSINESS RATES

Each unit has been separately assessed for business rates purposes as follows:

17 High Street:	£3,500
19 High Street:	£7,600
21 High Street:	£6,700
25/29 High Street:	£10,500
29A High Street:	£8,000
The George Wright Building:	No current listing

TENURE

We understand that 29A High Street which trades as Alfonso's Italian Restaurant is let on a 21 year lease expiring August 2011 at a current rent of £13,650 per annum. We have not had sight of any lease documentation confirming the above details although rent is being received.

Offers are invited for the freehold interest which is available with vacant possession subject to the existing lease as detailed above.

VAT

All figures quoted are exclusive of VAT which may be applicable.

FURTHER INFORMATION

For further information or to arrange an appointment to view the property please contact Nick Blackwell on:

Tel: 0113 245 8454
Email: nick.blackwell@edwardsymmons.com