

STRICTLY CONFIDENTIAL
STAFF UNAWARE

Upon the instructions of



CORPORATION STREET,
ROTHERHAM,
S60 1NG



LOCATION

The property is located on Corporation Street on the edge of the town centre, adjacent to Wilko, midway between Rotherham Minster and the bus interchange.

DESCRIPTION

The property comprises a former cinema built in the 1920's comprising 14,521 sq ft (1,350 sq m) GIA at ground floor, with additional first floor auditorium/ancillary space.

PLANNING

The property currently benefits from a D2 planning consent. The property is potentially suitable for a variety of alternative uses, interested parties should should make their own enquiries of Rotherham Metropolitan Borough Council Planning Department (01709 382121).

RATEABLE VALUE

The draft RV with effect from April 2017 is £36,000.

TENURE

The property is held on leasehold basis for a term expiring September 2021 at a passing rent of £125,950 pa and is available by way of assignment or sub-letting. Full tenure details are available on request.

ALL ENQUIRIES/INSPECTIONS

The property is currently trading and therefore all enquiries are to be made via the sole agents **AGL**.

Daniel Berrevoets

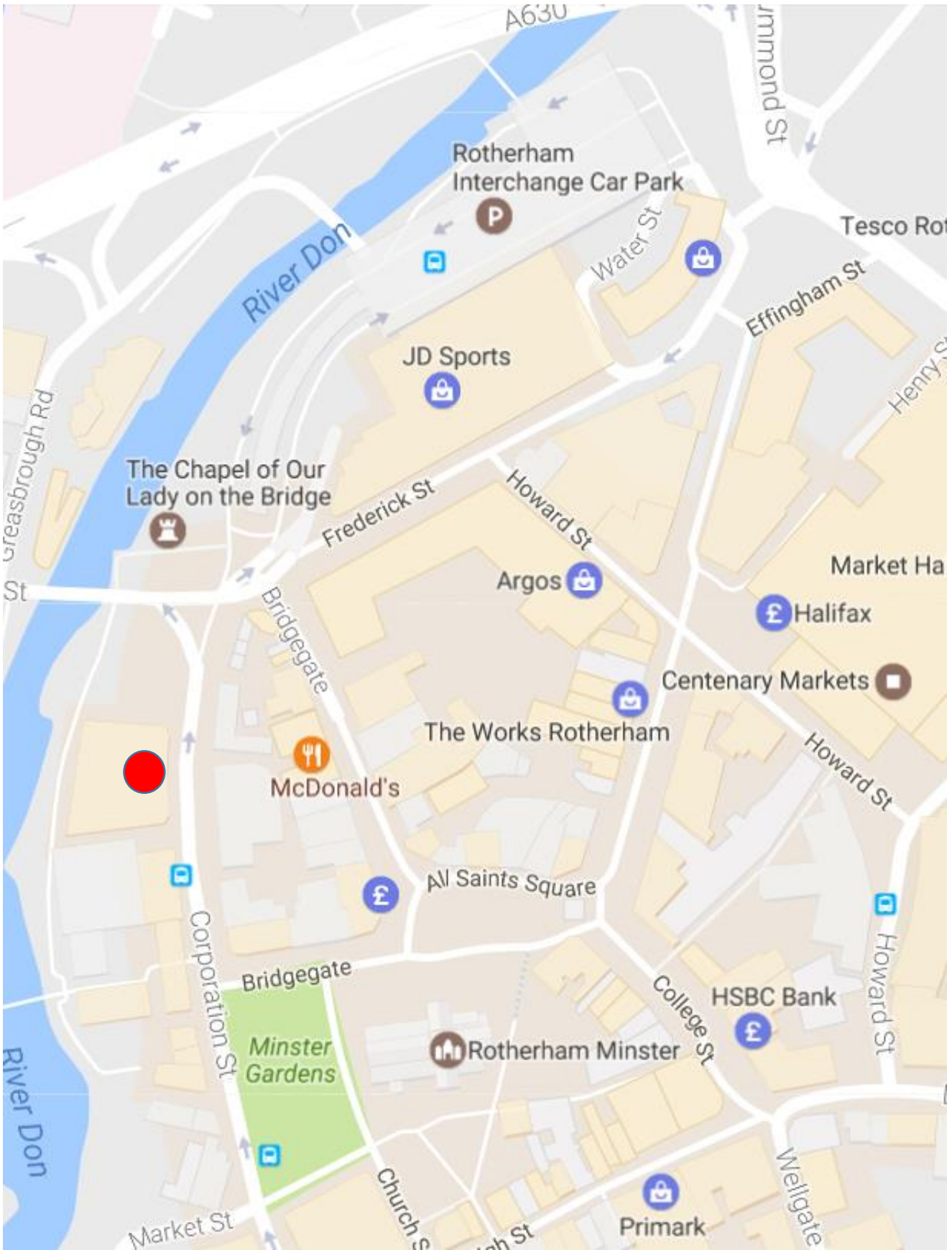
0207 465 5107

daniel.berrevoets@agl-london.co.uk

James Andrew

020 7465 5130

james.andrew@agl-london.co.uk



ROTHERHAM – CORPORATION STREET

Energy Performance Certificate

Non-Domestic Building



Mecca Bingo
Corporation Street
ROTHERHAM
S60 1NG

Certificate Reference Number:
9270-3089-0246-0600-8521

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

73

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2400
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	61.99
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

84

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	Virtual Environment v6.4.0 using calculation engine SBEM v4.1.e.5
Property Reference:	206256870000
Assessor Name:	Francis Okyere
Assessor Number:	STRO010089
Accreditation Scheme:	Stroma Accreditation Ltd
Employer/Trading Name:	WSP Environment & Energy
Employer/Trading Address:	WSP House, 70 Chancery Lane, London WC2A 1AF
Issue Date:	24 Feb 2014
Valid Until:	23 Feb 2024 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 9270-3089-0246-0600-8521.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Accreditation Ltd. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.