

LOT 204 - Rotherham

Residential Auction - 26th June 2025

allsop



INVESTMENT - Freehold Block of Twenty-Four Self Contained Flats

Rockingham House, West Street, Rotherham, South Yorkshire, S63 6PX

LOT 204 - Rotherham INVESTMENT - Freehold Block of Twenty-Four Self Contained Flats

Rockingham House, West Street, Rotherham, South Yorkshire, S63 6PX

GUIDE PRICE *

£1.05M+

Gross Initial Yield 11.42%

Residential - 26th June 2025

Live Stream - Day 1 – Lots 1 – 178. Day 2 – Lots 182 – 349.

Key Features

- **Twenty-Two Flats are subject to Assured Shorthold Tenancies and Two Flats are Vacant**
- **Comprising Nineteen x 1 Bedroom Flats and Five x 2 Bedroom Flats**
- Arranged over Lower Ground, Ground and First Floors
- Parking Area

Total Current Rent Reserved

£163,320 p.a. (equivalent)

with Two Flats Vacant

By Order of

Receivers

Tenure

Freehold

Location

- 📍 The property is situated on West Street
- 🛍️ Shops and amenities are available within Wath upon Dearne
- 🚆 Swinton rail station is 2.5 miles to the south east
- 🛣️ The A6195 is to the north and the M1 motorway is to the west
- 🌳 Wath Park is in close proximity



Viewing

The property will be open for viewing on Tuesday 24th June at 12.30pm – 1pm. Please note only a number of flats will be available for viewing. This is an open viewing with no need to register

Allsop

Gabriella Brunton.

Tel: 0207 344 2668

Email: gabriella.brunton@allsop.co.uk

Schedule

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent (PCM)	EPC	Council Tax Band
001	Ground Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 3rd September 2024	£650 p.c.m.	C	A
002	Ground Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 6 months from 26th February 2024 (holding over)	£585 p.c.m.	C	A
003	Ground Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 6 months from 16th February 2024 (holding over)	£585 p.c.m.	C	A
004	Ground Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 27th January 2024 (holding over)	£585 p.c.m.	C	A
005	Ground Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 28th June 2024	£585 p.c.m.	C	A
006	Ground Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 7th March 2025	£625 p.c.m.	C	A
007	Ground Floor	Two Bedroom Flat	Assured Shorthold Tenancy for a term of six months from 17th March 2024 (holding over)	£750 p.c.m.	C	A
008	Ground Floor	One Bedroom Flat	Vacant		B	A
009	Ground Floor	Two Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 14th November 2024	£750 p.c.m.	D	A
101	First Floor	Two Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 6th November 2023 (holding over)	£750 p.c.m.	E	A
102	First Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 17th January 2024 (holding over)	£585 p.c.m.	E	A
103	First Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 28th February 2024 (holding over)	£550 p.c.m.	E	A
104	First Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 26th November 2024	£600 p.c.m.	E	A
105	First Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 27th August 2021 (holding over)	£525 p.c.m.	E	A
106	First Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 1st April 2025	£625 p.c.m.	E	A
107	First Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 5th April 2025	£625 p.c.m.	E	A
108	First Floor	Two Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 9th May 2025	£700 p.c.m.	E	A
109	First Floor	One Bedroom Flat	Vacant		E	A
110	First Floor	Two Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 3rd September 2024	£750 p.c.m.	E	A
L01	Lower Ground Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 26th July 2024	£525 p.c.m.	D	A
L02	Lower Ground Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 6 months from 20th February 2024 (holding over)	£550 p.c.m.	D	A
L03	Lower Ground Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 17th April 2025	£625 p.c.m.	D	A
L04	Lower Ground Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 12 months from 17th March 2024	£600 p.c.m.	D	A

Schedule (Continued)

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent (PCM)	EPC	Council Tax Band
L05	Lower Ground Floor	One Bedroom Flat	Assured Shorthold Tenancy for a term of 7 months from 8th October 2021 (holding over)	£485 p.c.m.	D	A
Total				£13,610 p.c.m.		

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5





Addendum

Total current rent reserved should read £163,320 p.a. (equivalent) with two flats vacant, and not as previously stated

Disclaimer

- - -

Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
14. Street Trader plans are reproduced with the consent of Edozo Ltd or Experian Goad Ltd. These include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. Licence number PU 100017316. Location plans are reproduced from the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright and Database Rights 2018 OS 100060020
15. The plans and photographs shown in the catalogue are included in order to assist you in locating the Lot in question. They are not to be taken as drawn to scale and any arrows on plans

or photographs are merely to assist you in finding the Lot, not for the purpose of indicating legal boundaries or which direction the lot is facing.
The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.