

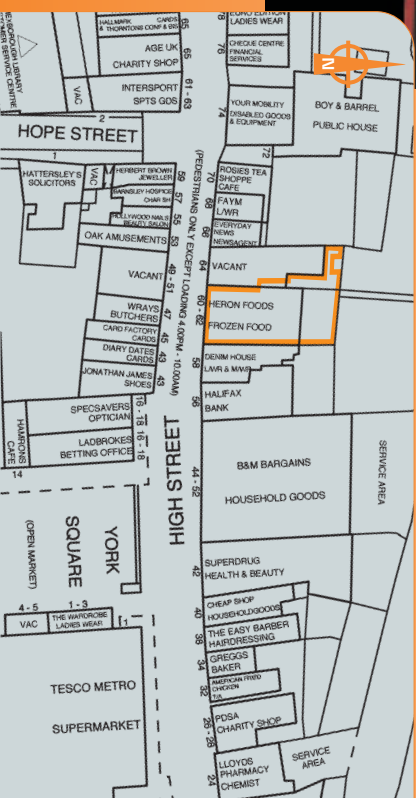
# lot 42

## 60-62 High Street Mexborough, South Yorkshire S64 9UA

Rent  
**£30,000**  
per annum  
exclusive

### Well Let Retail Investment

- Prime pedestrianised town centre location
- Let to Heron Foods Limited until 2025 (no breaks) (subject to an option to renew for a further 15 year term)
- Approximate floor area 461 sq m (4,963 sq ft)
- Guaranteed rental increases with rent reviews in line with CPI (subject to a minimum of 1.5% and maximum of 3.5% per annum compounded)
- Six Week Completion Available



**Location**  
Miles: 10 miles west of Doncaster  
8 miles north of Rotherham  
2 miles north-east of Sheffield  
Roads: M1, M18, A1(M), A630  
Rail: Mexborough Rail Station  
Air: Robin Hood Doncaster Sheffield Airport

**Description**  
The property comprises double fronted retail accommodation on the ground floor and ancillary accommodation on the first floor. The ground floor provides open well configured retail space.

**Tenure**  
Virtual Freehold. Held for a term of 999 years from 25th March 2001 at a peppercorn rent.

**VAT**  
VAT is applicable to this lot.

**Situation**  
Mexborough is a historic market town referenced in the Domesday Book. The town is situated between Rotherham and Doncaster and close to the M1 and M18. The property is prominently situated on the north side High Street. Neighbouring occupiers include Tesco, Greggs, Coral and Specsavers.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	218.23 sq m (2,349 sq ft)	<b>HERON FOODS LIMITED (2)</b>	15 years from 23/12/2010 until 2025 on a full repairing and insuring lease (3)	£30,000	25/12/2015 and 5 yearly (1)
	Ancillary	5.85 sq m (63 sq ft)				
First	Ancillary	237.00 sq m (2,551 sq ft)				
<b>Totals</b>		<b>461.08 sq m (4,963 sq ft)</b>			<b>£30,000</b>	

- (1) The lease provides for the rent to be increased at rent review in line with the Consumer Price Index (CPI) subject to a minimum compounded annual increase of 1.5% and a maximum of 3.5%. The minimum increases are 2015 £32,319, 2020 £34,816.
- (2) For the year ending 26th December 2009, Heron Foods Limited reported a turnover of £141,198,000, pre-tax profits of £7,769,000 and a total net worth of £20,185,000. (Source: www.riskdisk.co.uk 27/04/2011)
- (3) The lease provides an option for the tenant to renew the lease for a further 15 years at expiry of the term at a rental based upon a rent review on the last day of the current term and otherwise upon substantially the same terms as the current lease.

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