

lot 9

**McColl's Convenience Store, 23 Windmill Avenue  
Conisbrough, Doncaster DN12 2DH**

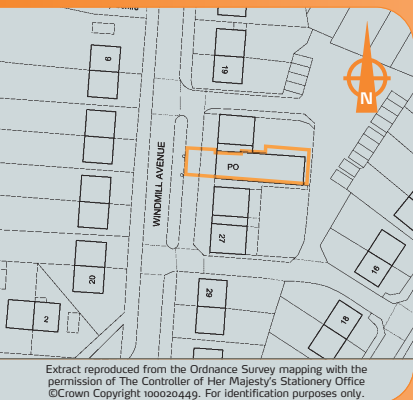
Rent  
**£29,000**  
per annum  
exclusive

Freehold Retail and Residential  
Investment

• Let to Martin McColl Limited on a  
20 year lease until 2031

• 2% per annum compounded fixed rental  
increases

• Six Week Completion



**Location**

**Miles:** 5 miles south-west of Doncaster  
15 miles north-east of Sheffield  
35 miles south-east of Leeds  
**Roads:** A630, A1(M) (Junction 36), M18 (Junction 2)  
**Rail:** Conisbrough Railway Station, Doncaster Railway Station  
**Air:** Leeds Bradford International Airport

**Situation**

Conisbrough is a popular town situated on the River Don close to Doncaster and Rotherham. The property occupies a prominent position in a neighbourhood retail parade on the east side of Windmill Avenue in a densely populated residential area. Neighbouring occupiers include Costcutter among an eclectic mix of local traders.

**Description**

The property comprises ground floor retail and ancillary accommodation with two self-contained residential flats on the first floor. The property benefits from a Post Office and an on-site cash machine.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	173.08 sq m	<b>MARTIN MCCOLL LIMITED (1)</b>	20 years from 10/10/2011 until 2031 on a full repairing and insuring lease (2)	£29,000	10/10/2016 and 5 yearly (fixed rental increases at 2% per annum compounded)
First	2 x Residential Flats	(1,863 sq ft)				

**Total Commercial Floor Area** 173.08 sq m (1,863 sq ft) **£29,000**

(1) For the year ending 27/11/2011, Martin McColl Limited reported a turnover of £380,485,000, pre-tax profits of £18,068,000 and a total net worth of £100,676,000. (Source: www.riskdisk.com 18/04/2013)  
(2) The lease provides for 5 yearly rent reviews with fixed rental increases at 2% per annum compounded.

**For further details please contact:**

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