

Lot 24

£50,000 Per Annum
Exclusive

42/52 Printing Office Street, Doncaster, South Yorkshire DN1 1TR Freehold Town Centre Retail Parade



Key Details

- Entirely let to individual for further 42 years (without break)
- Comprises large coffee shop and three shops (entirely sublet)
- Full rent being paid during lockdown with no arrears
- VAT-free long-let investment
- In the same ownership for almost 25 years

Location

Miles: 18 miles north-east of Sheffield
28 miles south-east of Leeds
Roads: A1(M), M18, M180
Rail: Doncaster
Air: Leeds/Bradford Airport

Situation

Doncaster is a large market town approximately 18 miles north-east of Sheffield and 28 miles south-east of Leeds. The town benefits from excellent road connections being 2 miles from J36 of the A1(M). The property is situated in a prominent town centre location on the south side of Printing Office Street, a short walk to Frenchgate Shopping Centre with retailers including Sainsbury's, Poundland, WHSmith and Holland & Barrett. The property is opposite Priory Walk with other nearby retailers including J. D. Wetherspoon and various independent retailers, cafes and restaurants.

Description

The property comprises a two storey building arranged as a large coffee shop and three shop units, each arranged on the ground and first floors. The accommodation above the three shops is separately accessed via two staircases from the main frontage. The entire property has been sublet to four independent traders.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available

Energy Performance Certificate

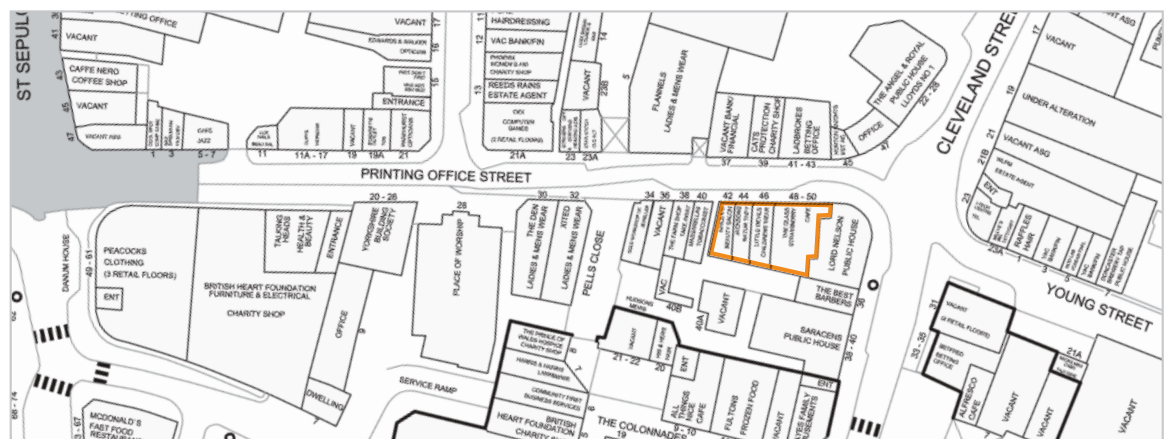
See legal pack at www.acuitus.co.uk.

Tenancy

The entire property is let to A. Georgiou for a term of 99 years from 29/09/1964 (approximately 42 years unexpired) at a current rent of £50,000 per annum. The rent is subject to an upward only rent review on 29/09/2027 and 29/09/2048 to 75% of open market rental value and the lease contains full repairing and insuring covenants. The entire property has been sublet to four independent retailers.

Accommodation

	Floor	Use	Floor Areas (Approx)		Tenant
42	Ground First	Retail/Ancillary Ancillary	46.90 sq m 28.90 sq m	(505 sq ft) (311 sq ft)	Nails 4 U (sublet)
44	Ground	Retail/Ancillary	50.84 sq m	(547 sq ft)	Jackson's Herbalists (sublet)
46	Ground First	Retail/Ancillary Ancillary	28.00 sq m 55.80 sq m	(301 sq ft) (601 sq ft)	Little Devils Kidswear (sublet)
48-52	Ground First	Retail/Ancillary	168.36 sq m 72.20 sq m	(1,812 sq ft) (777 sq ft)	The Glass Strawberry Cafe (sublet)
Total			451.00 sq m	(4,854 sq ft)	



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