

## 248/248A Balby Road Doncaster, South Yorkshire DN4 0QH

lot 42

### Freehold Retail/Betting Office Investment

- Let to William Hill Organization Ltd and SL Trading (Yorkshire) Limited
- Prominent position fronting the A630 Balby Road, one of the main arterial routes for Doncaster

- Approximately 221.29 sq m (2,382 sq ft)
- Benefits from shared parking to the rear
- Nearby occupiers include Coral, McDonald's and Lidl Supermarket

Rent  
**£25,500**  
per annum  
exclusive



### On behalf of Administrators

#### Location

Miles: 19 miles north-east of Sheffield  
28 miles south-east of Leeds  
43 miles south of York

Roads: M18 (Junctions 3 & 4), A1 (M) (Junctions 36 & 37)

Rail: Doncaster Railway Station (1 hour 49 minutes to London Kings Cross)

Air: Robin Hood Airport Doncaster Sheffield & Leeds Bradford Airport

#### Situation

The property is prominently situated fronting the busy A630 dual carriageway, linking Doncaster town centre (approximately 1.4 miles to the east) with the A1 (M) to the south-west.

#### Description

The property comprises two single storey retail units, which form part of a larger retail parade. There is a small car park to the rear which is shared with the adjoining properties.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

#### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
248	Betting Office	110.74 sq m (1,192 sq ft)	<b>WILLIAM HILL ORGANIZATION LTD</b> t/a William Hill (1)	20 years from 30/04/2009 until 29/04/2029 on a full repairing and insuring lease (2)	£13,500	30/04/2014 and five yearly
248A	Retail	110.55 sq m (1,190 sq ft)	<b>SL TRADING (YORKSHIRE) LIMITED</b> t/a Bargain Beers	6 years from 08/10/2014 until 07/10/2020 on a full repairing and insuring lease (3)	£12,000 (4)	07/10/2015 and 07/10/2016 (5)
<b>Totals</b>		<b>221.29 sq m (2,382 sq ft)</b>			<b>£25,500</b>	

(1) Founded in 1934, William Hill employs more than 17,000 people in nine different countries and is the UK's largest bookmaker, with a network of over 2,400 licensed betting shops across the country. (Source: www.williamhillplc.com 19/01/2015)

(2) The lease provides for a tenant option to determine on 30th April 2019 and 30th April 2024, subject to 6 months' prior written notice.

(3) The lease provides for a tenant option to determine on 7th October 2017, subject to 6 months' prior written notice.

(4) The tenant is currently benefiting from a rental concession due to expire on 7th April 2015. From 8th April 2015 the rent will increase to £12,000 p.a.x. The seller has agreed to adjust the completion monies so that the unit will effectively produce £12,000 p.a.x. from completion of the sale.

(5) The rent will be increased to £12,500 from 7th October 2015 and to £13,000 from 7th October 2016.

#### For further details please contact:

##### Jo Seth-Smith

Tel: +44 (0)20 7034 4854.  
Email: jo.seth-smith@acuitus.co.uk

##### Alec Linfield

Tel: +44 (0)20 7034 4860.  
Email: alec.linfield@acuitus.co.uk

[www.acuitus.co.uk](http://www.acuitus.co.uk)

#### Buyer's Legal Report Service

##### Dentons UKMEA LLP

Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

#### Seller's Solicitors:

##### Addleshaw Goddard LLP

Sovereign House, Sovereign Street, Leeds,  
West Yorkshire LS1 1HQ.  
Tel: +44 (0)113 209 7673.  
Email: chloe.wilkinson@addleshawgoddard.com  
Ref: Chloe Wilkinson.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 10002449. For identification purposes only.