

lot 9

Rent
£107,500
per annum
exclusive

43-45 St Sepulchre Gate Doncaster, South Yorkshire DN1 1TD

Freehold Retail Investment

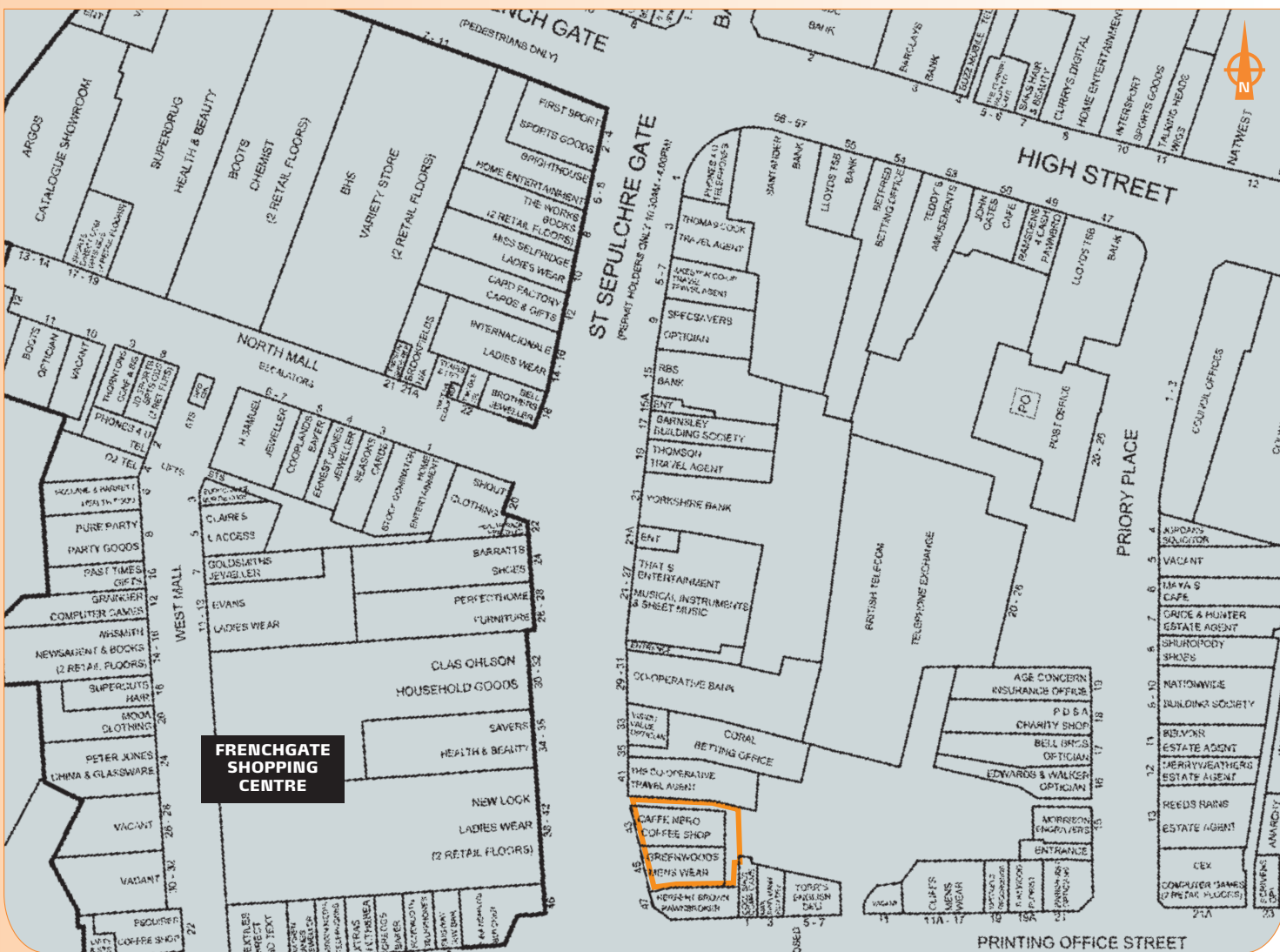
- Let entirely to Oxfam for 99 years until 2071
- Sublet to Nero Holdings Limited and Greenwood's Menswear Limited at a current total rent of £110,000 p.a.x.
- Important 2014 Rent Review
- Situated opposite the Frenchgate Shopping Centre
- Nearby occupiers include New Look, Halifax Bank, Burger King and Sainsbury's
- Six Week Completion Available

On behalf of a
Major Fund



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Location

Miles: 21 miles north-east of Sheffield
33 miles south of Leeds
40 miles east of Manchester

Roads: A1(M), M18

Rail: Doncaster Rail

Air: Leeds Bradford International Airport, Humberside Airport

Situation

Doncaster is a popular South Yorkshire commercial centre and benefits from excellent road communications via the A1(M) and M18 motorways. The property is situated in a prime position on St Sepulchre Gate, opposite the recently extended Frenchgate Shopping Centre. Nearby occupiers include New Look, Savers, Co-Operative Bank, Halifax Bank, Burger King and Sainsbury's.

Description

The property is an attractive period building comprising two ground floor retail units with ancillary accommodation in the basement and part first floor. The remaining first, second and third floors are currently unused and may be suitable for residential or office redevelopment, subject to the necessary consents.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
43	Ground	Retail	120.4 sq m	(1,295 sq ft)	OXFAM (1) (Sub-let to NERO HOLDINGS LTD (t/a Caffè Nero) and GREENWOODS MENSWEAR LTD)	99 years from 10/03/1972 until 2071 (2)(3) on a full repairing and insuring lease	£107,500	10/03/2014 and 7 yearly thereafter
	First	Ancillary	90.2 sq m	(971 sq ft)				
	First	Unused	34.2 sq m	(368 sq ft)				
	Second	Unused	115.7 sq m	(1,245 sq ft)				
	Third	Unused	85.9 sq m	(925 sq ft)				
45	Basement	Unused	90.6 sq m	(975 sq ft)				
	Ground	Retail	104.6 sq m	(1,125 sq ft)				
	Basement	Ancillary	46.6 sq m	(501 sq ft)				
Totals			688.2 sq m	(7,405 sq ft)	£107,500			

(1) For the year ending 31st March 2011, Oxfam reported a working capital of £97,300,000, pre-tax profit of £15,100,000 and a total net worth of £83,400,000.

(Source: www.riskdisk.com 11/06/2012)

(2) Unit 43 has been sublet to Nero Holdings Limited (t/a Caffè Nero) for a term of 14 years from 13th June 2005 until 12th June 2019, for a rent of £50,000 per annum.

(3) Unit 45 has been sublet to Greenwood's Menswear Limited for a term of 21 years from 29th September 1993 until 28th September 2014, for a rent of £60,000 per annum.

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