lot 15

Waterdale Shopping Centre Doncaster, South Yorkshire DN1 3JN

Substantial Shopping Centre Investment Opportunity

- Tenants include Greggs, Iceland, Betfred and British Heart Foundation
- Comprises 46 retail units, 37 residential flats and 352 car parking spaces
- Significant opportunity to enhance rental income
- Adjacent to the new £300 million Civic & Cultural Quarter Regeneration Development Project
- Excellent redevelopment potential (subject to
- consents)

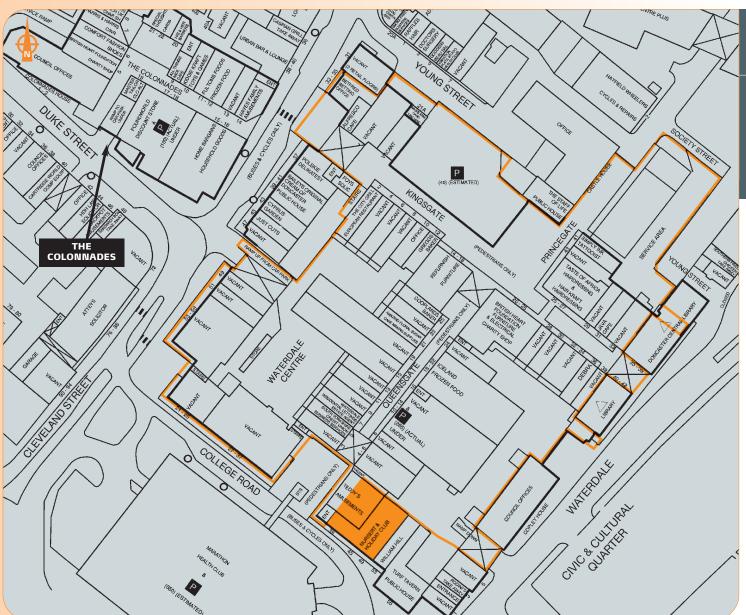
 Six Week Completion (subject to Landlords consent to assign)





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E1,032,537 per annum exclusive (gross)



ed from the 1998 Edition of the Goad Plan Licence No. PU100017316 from Experian Goad, Hatfield, Herts. For identification purposes only –

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

Roads: Mi8 (Junctions 3 & 4), Ai (M) (Junctions 36 & 37)

Doncaster Railway Station (1 hour 49 miles to London Kings Cross)
Doncaster Robin Hood Airport & Leeds Bradford Airport Rail: Air:

The property is prominently situated in Doncaster town centre bound by Cleveland Street to the north-west, College Road to the south-west, Waterdale to the south-east and Young Street to the north-east. The main pedestrianised arcades of Kingsgate, Queensgate and Princegate provide walkways through the centre. The town is benefiting from a £300m regeneration programme which has seen significant investment in the New Civic & Cultural Quarter which lies adjacent to the property.

The property comprises an uncovered shopping centre of 46 ground floor retail units, 37 residential apartments divided between three separate blocks, a former cinema, office accommodation and a sports and social club. Additionally the property benefits from a 263 space basement car park accessed from Waterdale and two surface level parking areas accessed from Young Street providing approximately 89 car parking spaces.

A full tenancy schedule as at 14th June 2013 is available online on our website at www.acuitus.co.uk

Commercial Tenancies – The total current rental income for the occupational commercial tenancies is £431,961 per annum. Currently 8,292.64 sq m (89,262 sq ft) is unoccupied.

Residential Tenancies - The total current rental income for the 27 occupied residential apartments is £105,114 per annum. Currently 10 apartments are unoccupied.

tails please contact:

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Savills

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Car Parking – The total car parking rental income for the year ending December 2012 was £473,075 per annum. An additional income of £22,387 per annum is generated from service yard parking permits.

The total current gross rental income for Waterdale Shopping Centre is therefore £1,032,537 per annum.

Shortfalls – The current estimated annual income shortfall is £381,120. Further information is available within the legal pack.

The total current net rental income for Waterdale Shopping Centre allowing for service charge shortfall, ground rent and void business rates is £651,417 per annum.

Service Charge – The current annual service charge budget for the year ending 31st March 2014 is £190,449. Further information is available within the legal pack.

NB. The Shopping Centre has been professionally measured by Plowman Craven. The floor plans and calculations are available within the legal pack. The areas have been warranted and the warranty will be passed on to the purchaser on completion of the sale.

Majority Freehold. A small area (shaded orange on the plan) relating to units 41-51 College Road are held from Doncaster Borough Council for a term of . 86 years from 1st October 1978 until 30th September 2064 at a current rent of £6,250 per annum. The rent is reviewed on an upward only basis every 21 years to 20.2% of the annual rack rent received.

VAT is applicable to this lot.

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CBRE

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting without personal liability and therefore no warranties or guarantees in any respect including VAT can be given.

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