

lot 27

88 Thomas Street
Swinton, Nr Rotherham S64 8QS

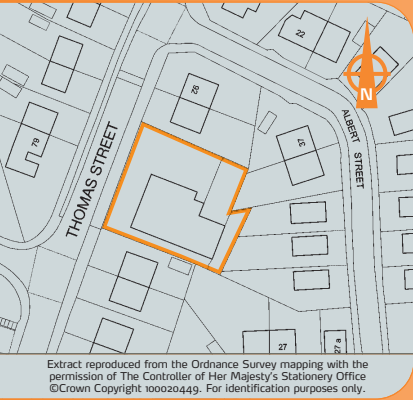
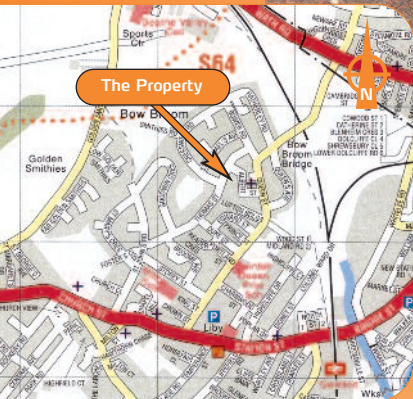
Rent
£30,000
per annum
exclusive
(subject to
Note 2)

Freehold Retail Investment

- Let to Martin McColl Limited until 2028 (no breaks)
- Includes car parking
- Six Week Completion
- Guaranteed rental increases with rent reviews linked to the Retail Price Index (subject to a minimum of 1.5% and a maximum of 3.5%)



McColl's are currently fitting out. This photo has been digitally enhanced to show the McColl's Corporate branding



Location

Miles: 5 miles north of Rotherham
9 miles west of Doncaster
11 miles north-east of Sheffield
Roads: M1 (Junction 35), A1(M) (Junction B36), A6022
Rail: Swinton (South Yorks) Railway Station (with direct links to Rotherham, Doncaster, Sheffield)
Air: Robin Hood Airport Doncaster Sheffield

Situation

Swinton is a densely populated residential area 5 miles north-east of Rotherham. The property is prominently situated on the east side of Thomas Street, opposite the junction with Cresswell Road. Swinton (South Yorks) Railway Station is located just 0.5 miles south of the property.

Description

The property comprises a substantial building which has recently been converted to provide ground floor retail and ancillary accommodation. The property benefits from a prominent frontage to Thomas Street and car parking for approximately 11 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail Ancillary	195.09 sq m (2,100 sq ft) 22.30 sq m (240 sq ft)	MARTIN McCOLL LTD (1)	15 years from November 2013 until 2028 on a full repairing and insuring lease	£30,000 (2)	November 2018 and November 2023 (increased in line with Retail Price Index (RPI) subject to a minimum of 1.5% and a maximum of 3.5%) (3)
Totals		217.39 sq m (2,340 sq ft)			£30,000	
(1) For the year ending 25th November 2012, Martin McColl Limited reported a turnover of £409,154,000, pre-tax profits of £19,671,000 and a total net worth of £115,863,000. (Source: www.riskdisk.com 06/11/2013)						
(2) The tenant will benefit from a concessionary rent of £15,000 p.a.x for the first 12 months of the term from November 2013 until November 2014. The seller has agreed to adjust the completion monies so that the unit will effectively produce £30,000 p.a.x from completion of the sale.						
(3) The lease provides for the rent to be increased every 5 years in line with the Retail Price Index (RPI) compounded annually subject to a minimum of 1.5% and a maximum of 3.5%.						

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