

lot 31

## 7 Market Place Retford, Nottinghamshire DN22 6DR

Rent  
**£36,374**  
per annum  
exclusive

Freehold Retail and Dental Surgery  
Investment

- Ground floor let to William Hill (North Eastern) Ltd (with guarantee) until 2023 (no breaks)
- Upper floors let to a well established dentist until 2020 (no breaks)

- Prominent position fronting the Town Square
- Nearby occupiers include Halifax, Barclays, Specsavers, KFC and Argos



### Location

Miles: 9 miles east of Worksop  
28 miles east of Sheffield  
23 miles north-west of Lincoln  
Roads: A620, A638, A1(M)  
Rail: Retford Rail  
Air: Doncaster Robin Hood Airport

### Situation

The property is situated in a prominent location within the town centre, on the eastern side of Market Place and fronting the Town Square. Nearby occupiers include Halifax, Barclays, Specsavers, KFC and Argos.

### Description

The property comprises a ground floor retail unit used as a betting shop with a dental surgery over first and second floors. The upper floors are currently accessed via the rear of 7 Market Place and additionally via an entrance in the adjoining building (see note 3).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Betting Shop	351.36 sq m (3,782 sq ft)	<b>WILLIAM HILL (NORTH EASTERN) LTD guaranteed by William Hill Organization Limited (1)</b>	20 years from 13/02/2003 until 12/02/2023	£29,624	13/02/2018
First	Reception/ Dental Surgery	145.48 sq m (1,566 sq ft)	<b>P B ROBINSON (DONCASTER) LTD with guarantees (2)</b>	25 years from 25/12/1995 until 24/12/2020	£6,750 (3)	25/12/2015
Second	Storage/Staff Accommodation	30.10 sq m (324 sq ft)				
<b>Totals</b>		<b>526.94 sq m (5,672 sq ft)</b>			<b>£36,374</b>	

(1) Founded in 1934, William Hill is the UK's largest bookmaker with a network of 2,390 licensed betting shops across the country. (Source: www.williamhillplc.com 09/04/2014)

(2) PB Robinson (Doncaster) Ltd is a private dental practice having been in occupation since 1995.

(3) The current rent for the first and second floors is £11,250 p.a.x. Access to the upper floors is currently provided via the adjoining building, 6 Market Place, on the basis of the easement arrangement expiring December 2022, in return for 40% of the rent passing and subject to a mutual option to determine in December 2017 subject to 12 months' notice. The net rent for the upper floors is therefore £6,750 p.a.x. An alternative means of access is available via the rear of 7 Market Place as provided in the lease at nil cost.

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