

lot 22

The Factory Shop, Scrooby Road
Doncaster, Harworth, Nottinghamshire DN11 8JW

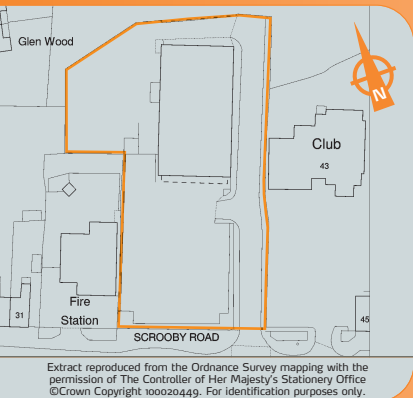
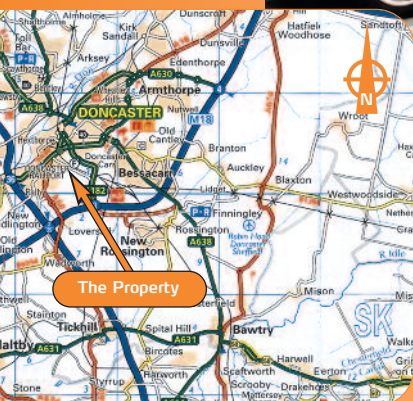
Rent
£52,500
per annum
exclusive
rising to
£59,400 p.a.
in 2020

Freehold Retail Investment

- Entirely let to The Factory Shop Limited until 2025
- Nearby occupiers include Asda, Heron Frozen Foods and Ladbrokes
- Fixed rental uplift in 2020
- Approximate site area of 0.534 hectares (1.333 acres)
- On-site parking for approximately 67 cars



On the Instructions of
The co-operative estates



Location

Miles: 10 miles south of Doncaster
15 miles east of Rotherham
Roads: A614, A1 (M), A631
Air: Robin Hood Airport Doncaster Sheffield

Situation

Harworth is a town in north Nottinghamshire some 10 miles south of Doncaster and 15 miles east of Rotherham. The property is situated on the northern side of Scrooby Road, some 2 miles south of Junction 34 of the A1(M). Nearby occupiers include Asda, Heron Frozen Foods and Ladbrokes.

Description

The property comprises a standalone ground floor retail unit with ancillary accommodation. The property benefits from approximately 67 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	1,004 sq m (10,810 sq ft)	THE FACTORY SHOP LIMITED (1)	10 years from 25/01/2015 until 24/01/2025 on a full repairing and insuring lease	£52,500	26/04/2017 and 25/01/2020 (2)

Totals 1,004 sq m (10,810 sq ft) **£52,500 rising to £59,400 pa in 2020**

- (1) For the year ending 30th March 2014, The Factory Shop Limited reported a turnover of £162,983,000, pre-tax profits of £1,785,000 and a total net worth of £38,501,000. (Source: www.riskdisk.com 22/07/2015)
- (2) For the purposes of clarification, The Factory Shop Limited is currently benefitting from a rent free period. The lease provides rental increases to £52,500 p.a. from 25th May 2016 and to £59,400 p.a. from 25th January 2020. The seller has agreed to adjust the completion monies so that the unit will effectively produce £52,500 p.a.x. from completion of the sale.

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See: **www.acuitus.co.uk** for further details



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