

lot 30

18A/18B Carolgate and 1-3 Exchange Street
Retford, Nottinghamshire DN22 6BU

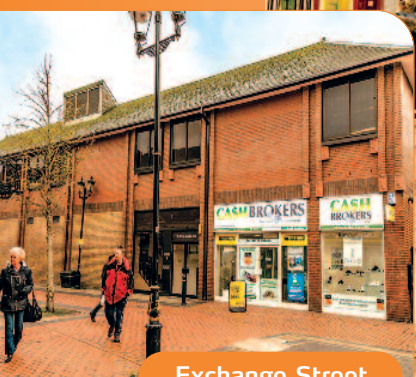
Rent:
£81,200 per
annum
exclusive,
with office
suite to be let

Freehold Retail and Office Investment

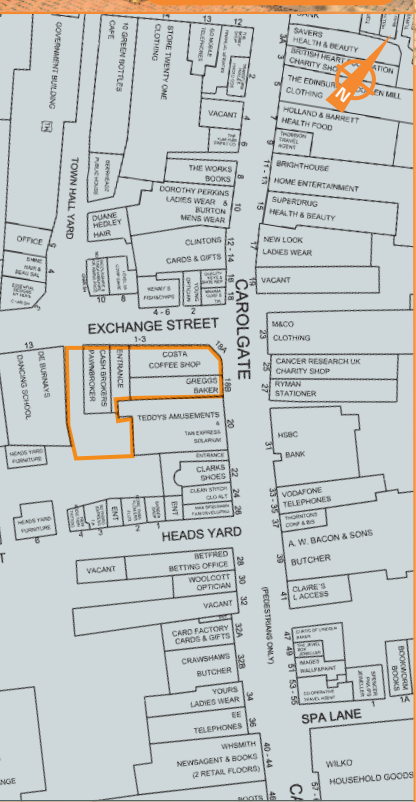
- Tenants Include Costa Ltd and Greggs Plc
- Includes self-contained office accommodation on first floor
- Nearby occupiers include Holland & Barrett, Burton/Dorothy Perkins, Superdrug, New Look and HSBC Bank
- VAT free investment



On behalf of
Receivers **CBRE**



Exchange Street



Location

Miles: 20 miles north-west of Lincoln
26 miles south-east of Sheffield
30 miles north-east of Nottingham
Roads: A638, A620, A1(M)
Rail: Retford Railway Station
Air: Robin Hood Doncaster Sheffield

Situation

Retford is a popular market town in northern Nottinghamshire located just off the A1(M). The property is situated in a prominent corner location on the west side of pedestrianised Carolgate, one of Retford's prime retailing thoroughfares at its junction with Exchange Street. Nearby occupiers include Holland & Barrett, Burton/Dorothy Perkins, Superdrug, New Look and HSBC Bank.

Description

The property comprises three ground floor retail units with ancillary accommodation on the ground floor. Additionally there is self-contained first floor office accommodation accessed from Exchange Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
18a	Ground	Retail/Ancillary	151.31 sq m (1,629 sq ft)	COSTA LIMITED	10 years from 18/01/2008	£43,500	(17/01/2018)
18b	Ground	Retail/Ancillary	144.70 sq m (1,558 sq ft)	GREGGS PLC (2)	10 years from 12/11/2012 (3)	£25,700	12/11/2017 (11/11/2022)
1 Exchange Street	First	Office	117.04 sq m (1,260 sq ft)	VACANT POSSESSION			
3 Exchange Street	Ground & First	Retail/Ancillary	116.11 sq m (1,249 sq ft)	KAIMELIA LTD (t/a Cash Brokers)	10 years from 15/03/2012	£12,000	15/03/2017 (14/03/2022)
Totals			567.26 sq m (6,106 sq ft)			£81,200	

- (1) For the year ending 26th February 2015, Costa Limited reported a turnover of £735,974,000, pre-tax profits of £127,221,000 and a total net worth of £444,815,000. (Source: Experian Group 14/01/2016)
- (2) For the year ending 3rd January 2015, Greggs Plc reported a turnover of £803,961,000, pre-tax profits of £49,743,000 and a total net worth of £241,982,000. (Source: Experian Group 14/01/2016)
- (3) The lease provides for a tenant option to determine on 12th November 2017.

For further details please contact:

Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Solicitors:

Walker Morris LLP
Kings Court, 12 King Street, Leeds LS1 2HL
Tel: +44 (0)113 283 2500.
Email: lauren.shinfield@walkermorris.co.uk
Ref: Lauren Shinfield.