

# Lot 14

£192,000 per annum exclusive (subject to note 2). Rising to a minimum of £217,245 pax in 2023

Plot 1 and 2, Trinity Park, Randall Park Way,  
**Retford, Nottinghamshire DN22 7WF**

Freehold Modern Trade Counter Investment





## Key Details

- Let to M.K.M Building Supplies Limited until 2028 (subject to option)
- Approximately 0.80 hectares (1.99 acres) with a low site coverage of approximately 17.5%
- Established Trade Counter location with good access to the A1 motorway
- Fixed Minimum Rental Increase in 2023

## Location

**Miles:** 10 miles south of Doncaster  
20 miles north-west of Lincoln  
25 miles east of Sheffield

**Roads:** A1, A638

**Rail:** Retford Railway Station

**Air:** Robin Hood Doncaster Sheffield

## Situation

The property is prominently situated on the east side of Randall Park Way off Randall Way and is accessed via the A638 North Road in the district of Hallcroft, an established industrial and trade park location north of Retford Town Centre. Other occupiers on the estate include Howdens Joinery, Travis Perkins and Royal Mail.

## Description

The property comprises a substantial modern trade counter building which benefits from an eaves height of approximately 6m/20ft and two vehicle access loading doors. The site benefits from an extensive yard and extends to approximately 0.80 hectares (1.99 acres) with a low approximate site coverage of 17.5%.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion



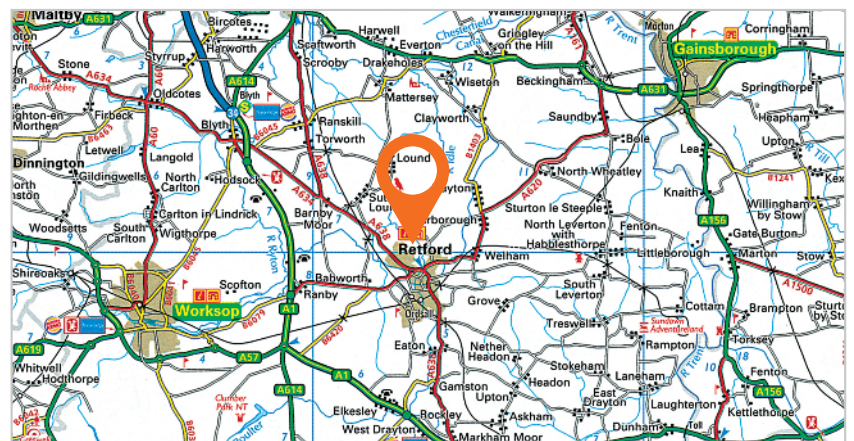
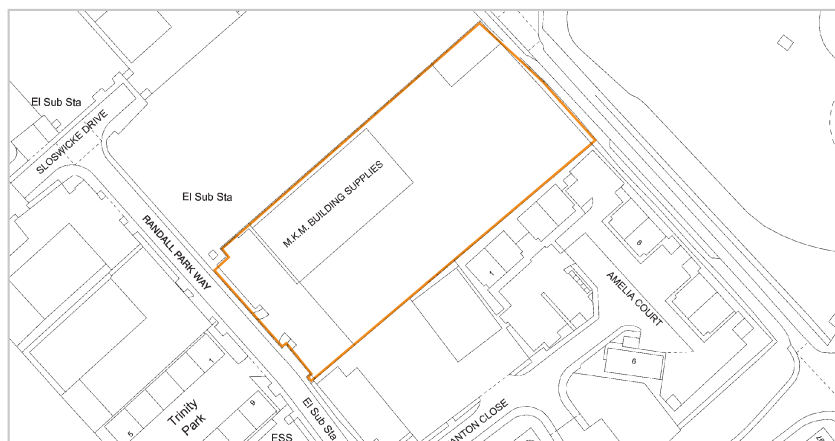
# Tenancy and accommodation

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Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Trade Counter	1,399.66 sq m	(15,066 sq ft)	M.K.M BUILDING SUPPLIES LIMITED (1)	20 years from 28/02/2008 (3)	£192,000 (2)	28/02/2018 (28/02/2028)
<b>Totals</b>		<b>1,399.66 sq m</b>	<b>(15,066 sq ft)</b>			<b>£192,000</b>	

- (1) For the year ending 30th September 2015, M.K.M Building Supplies Limited reported a turnover of £251,916,000, pre-tax profits of £16,077,000 and a total net worth of £20,222,000 (Source: Riskdisk 10/01/2017). MKM is the UK's largest independent builders merchant, with 47 branches across England and Scotland (Source: www.mkmbms.co.uk/).
- (2) The current rent reserved under the terms of the lease is £169,710 per annum exclusive. The lease provides for a rent review to the greater of open market rental value or £192,000 per annum exclusive on 28/02/2018 and the greater of open market rental value or £217,245 per annum exclusive on 28/02/2023. The seller will pay the buyer the difference between £169,710 per annum exclusive and £192,000 per annum exclusive from completion of the sale until 27/02/2018. Therefore the property will produce £192,000 per annum exclusive from completion of the sale.
- (3) The lease provides for a tenant option to determine the lease on 27/02/2023.



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**Acuitus**  
**John Mehtab**  
+44 (0)20 7034 4855  
john.mehtab@acuitus.co.uk

**Acuitus**  
**Peter Cunliffe**  
+44 (0)20 7034 4852  
peter.cunliffe@acuitus.co.uk

**Buyer's Legal Report Service: Dentons**  
**Greg Rigby**  
+44 (0)20 7329 3968  
greg.rigby@dentons.com

**Seller's Solicitors: Osborne Clarke Solicitors**  
**Kozeta Smith**  
+44 (0)117 917 4400  
kozeta.smith@osborneclarke.com