

Lot 12

£67,607 p.a.x. rising to
£72,805 p.a.x. in 2021
(2)

19 High Street, Carcroft,
Doncaster, South Yorkshire DN6 8DN
Freehold Supermarket Investment



Tenancy and accommodation

Lot 12

£67,607 p.a.x. rising to
£72,805 p.a.x. in 2021
(2)

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Supermarket	774.33 sq m	(8,335 sq ft)	ICELAND FOODS LIMITED (1)	Approx 23 1/2 years from 01/11/2012 expiring 14/04/2036 on a full repairing and insuring lease	£67,607 (2)	15/04/2021 & 5 yearly (2)
Total		774.33 sq m	(8,335 sq ft)			£67,607	

- (1) For the year ending 24th March 2017, Iceland Foods Limited reported a turnover of £2,770,500,000, pre-tax profits of £67,300,000 and a total net worth of £784,100,000 (Source: Experian Group 20/09/2017).
- (2) The current rent reserved is £60,000 p.a.x. The lease is subject to fixed increases in rent - from 15/04/2018 the rent is due to increase to £67,607 p.a.x. The seller has agreed to adjust the completion monies so that the property will effectively produce £67,607 p.a.x. from completion of the sale. The lease is subject to further fixed increases - on 15/04/2021 the rent will increase to £72,805 p.a.x. On 15/04/2026 the rent will increase to £82,373 p.a.x. and on 15/04/2031 the rent will increase to £93,197 p.a.x.

Key Details

- Entirely let to Iceland Foods Limited until 2036 (no breaks)
- Benefits from fixed rental increases
- Totals approximately 8,335 sq ft
- On-site car parking for approximately 40 cars
- Well located in highly prominent roadside position

Location

Miles: 5 miles north of Doncaster town centre
20 miles north-east of Sheffield
25 miles south-east of Leeds

Roads: A1, A19, A1(M), M1, M62

Rail: Adwick Interchange Railway Station

Air: Robin Hood Doncaster Sheffield Airport

Situation

Carcroft is located five miles north of Doncaster town centre and benefits from excellent road communications being serviced by the A1, A19 and A1(M). The property occupies a highly prominent position on the north side of the High Street, at its junction with the busy Skellow Road (B1220) which provides access to the A1 to the north-west. The property is situated in a mixed retail, residential and industrial area with nearby occupiers including DFS and Asda.

Description

The property comprises a single storey, purpose built supermarket totalling approximately 8,335 sq ft and benefits from on-site customer car parking for approximately 40 cars. The site has an approximate area of 0.26 hectares (0.64 acres).

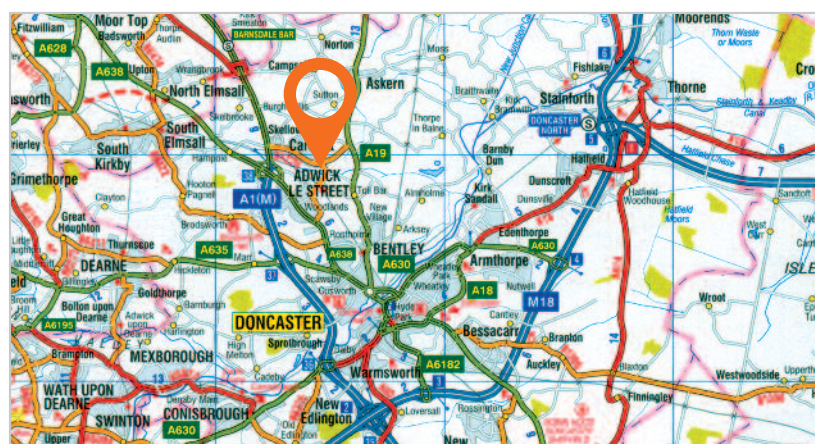
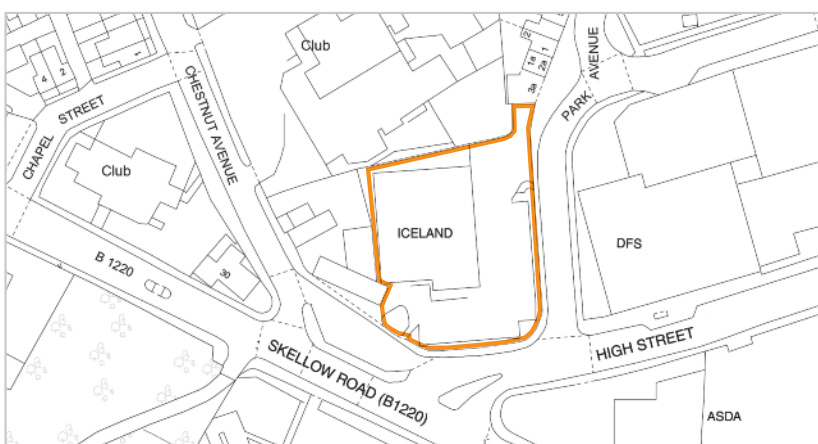
Tenure

Freehold.

VAT

VAT is applicable to his lot.

Six Week Completion



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