

Lot 24

£30,000 per annum exclusive

53 Laughton Road, Dinnington, Sheffield, South Yorkshire S25 2PN Freehold Retail Investment



Key Details

- Entirely let to Heron Foods Limited – a part of B&M Bargains
- Town centre location opposite Market Hall
- Close to Aldi, Superdrug and William Hill
- Approximately 5,085 sq ft
- Well configured property with customer car parking to the rear

Location

Miles: 10 miles south of Doncaster
14 miles east of Sheffield
Roads: A57, M1 (Junction 31)
Air: Doncaster Sheffield Airport

Situation

Dinnington is a town within the Metropolitan Borough of Rotherham, close to the county border with Nottinghamshire. The property is situated on the eastern side of Laughton Road, close to its junction with Leopold Street, in the heart of the town centre. Other retailers represented in the town include Aldi, Superdrug and Poundstretcher, along with a number of independent retailers.

Description

The property comprises a large ground floor shop which benefits from customer parking to the rear. The town's Post Office occupies part of the property.

Tenure

Freehold.

VAT

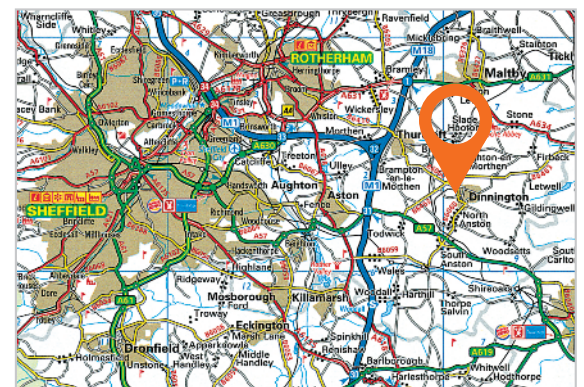
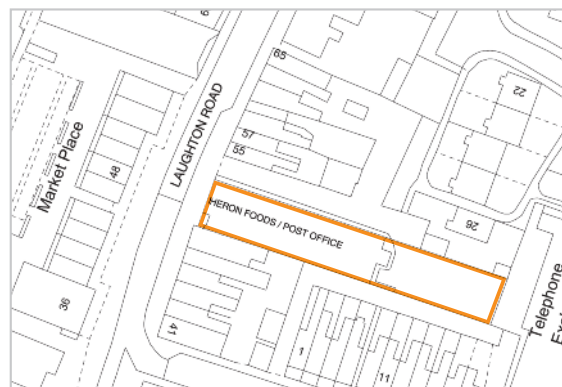
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	472.41 sq m	(5,085 sq ft)	HERON FOODS LIMITED (1)	10 years from 04/01/2011 on a full repairing and insuring lease	£30,000
Total		472.41 sq m	(5,085 sq ft)			£30,000

(1) For the year ending 31st December 2015, Heron Foods Limited reported a turnover of £252,520,329, pre-tax profits of £1,854,186 and a total net worth of £30,228,203 (Source: Experian Group 07/09/2017). Heron currently trade from about 250 stores in the North and Midlands. In August 2017, Heron Foods were bought by B&M Bargains, and aim to open 10-20 new Heron Foods stores per year (Source: www.heronfoods.com, 14/09/2017).



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Seller's Solicitors: Freemans Solicitors
Stephen Nelken
+44 (0)20 7935 3522
sn@freemansolicitors.net