

Lot 45

£75,000 per annum
exclusive

B&M Church Street, Armthorpe, Doncaster, South Yorkshire DN3 3AE Freehold Retail Investment




Tenancy and accommodation

Lot 45

£75,000 per annum exclusive

Key Details

- Fully let to B&M Retail Limited until 2026
- Approximately 1,190.31 sq m (12,813 sq ft)
- Nearby occupiers include Greggs, Halifax and a Jet petrol station

On behalf of 

Location

Miles: 3 miles east of Doncaster
20 miles north-east of Sheffield
27 miles south-east of Leeds
Roads: M18, A18, A630, A638
Rail: Doncaster Railway Station
Air: Doncaster Sheffield Airport

Situation

Armthorpe, a predominantly residential suburb, lies approximately 3 miles east of Doncaster. The property is prominently situated on the north side of Church Street, in the centre of the commercial pitch opposite Morrisons. Other neighbouring occupiers include Greggs, Halifax and a Jet petrol station.

Description

The property comprises ground floor retail accommodation and first floor ancillary accommodation. The property benefits from a site area of 0.33 hectares (0.80 acres) with a car park for approximately 44 cars.

Tenure

Freehold.

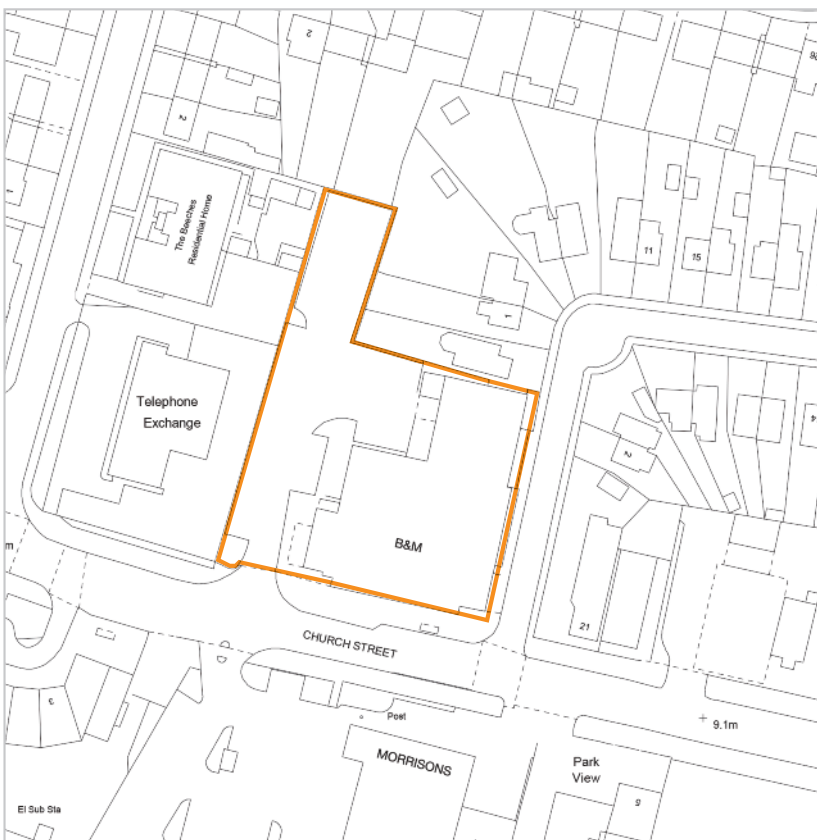
VAT

VAT is applicable to this lot.

Six Week Completion

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	1,014.51 sq m	(10,920 sq ft)	B&M RETAIL LIMITED (1)	10 years from 14/03/2016 (2) on a full repairing and insuring lease	£75,000	14/03/2021 (13/03/2026)
First	Ancillary	175.80 sq m	(1,892 sq ft)				
Total		1,190.31 sq m	(12,813 sq ft)			£75,000	

(1) For the year ending 25th March 2017, B&M Retail Limited reported a turnover of £2,252,265,000, a pre-tax profit of £198,006,000 and a net worth of £498,412,000 (Source: Experian Group 19/09/2017).
(2) The lease is subject to a schedule of condition.



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