

Lot 51

£60,000 per annum exclusive

102-104 High Street, Maltby, Nr Rotherham S66 7BN Freehold Retail Investment



Key Details

- Entirely let to The Factory Shop Limited until 2026
- Includes parking for approximately 50 cars
- Approximately 866 sq m (9,322 sq ft)
- Approximate site area of 0.27 hectares (0.66 acres)

On behalf of 

Location

Miles: 8 miles south of Doncaster
11 miles east of Sheffield
35 miles north of Derby
Roads: A631, M18, A1(M), A60
Rail: Conisborough Railway Station
Air: Sheffield City Airport

Situation

Maltby is a predominantly residential suburb situated approximately 12 miles east of Sheffield City Centre. The property is prominently positioned on the north side of High Street (A631), in the centre of Maltby's commercial pitch. Neighbouring occupiers include Tesco, William Hill, JD Wetherspoon, Heron Foods and Cash Converters.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation on the first floor, with the additional benefit of shutter doors to the rear. The property benefits from rear access and land to the rear of 84-94 High Street which accommodates parking for approximately 50 cars.

Tenure

Freehold.

VAT

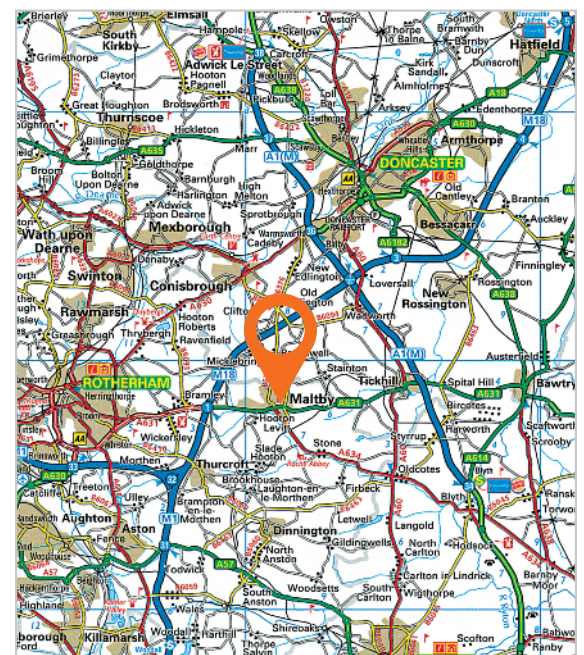
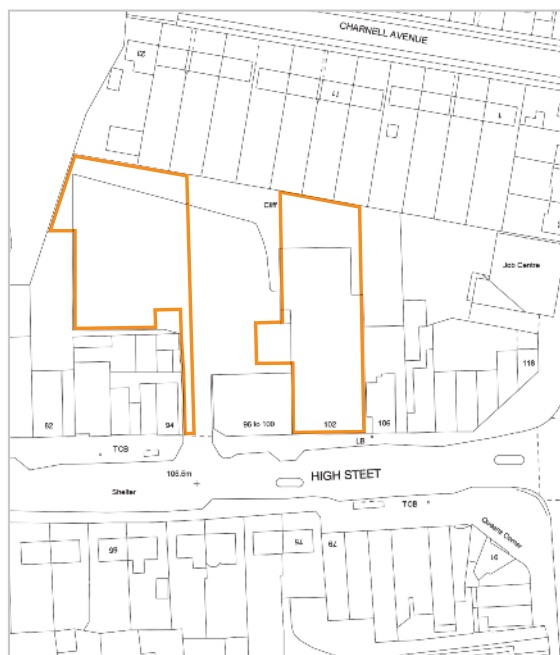
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|--------------|-----------|----------------------------------|------------------|---------------------------------------|----------------|------------|
| Ground | Retail | 832.40 sq m (8,960 sq ft) | THE FACTORY | 10 years from 27/05/2016 to 26/5/2026 | £60,000 | 27/07/2021 |
| First | Ancillary | 33.63 sq m (362 sq ft) | SHOP LIMITED (1) | | | |
| Total | | 866.03 sq m (9,322 sq ft) | | | £60,000 | |

(1) For the year ending 27th March 2016, The Factory Shop Limited reported a turnover of £184,496,000, pre-tax profits of £6,015,000 and a total net worth of £48,706,000 (source: Experian Group 14/09/2017). The Original Factory Shop was established back in 1969 and now has over 200 stores across the UK (Source: www.tofs.com 25/09/2017).



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