

Lot 81

£23,325 per annum exclusive

40 Droversdale Road, Bircotes, Doncaster, South Yorkshire DN11 8BB

Freehold Retail Investment



Key Details

- Entirely let to T&S Stores Limited t/a One Stop Stores (part of the Tesco Group)
- Detached convenience store formed from two former semi-detached residential properties
- Neighbourhood convenience store with car parking
- Site area of approximately 0.09 Hectares (0.22 Acres)

Location

Miles: 17 miles east of Sheffield
8 miles south of Doncaster
33 miles north of Nottingham

Roads: M18, A1, A614, A631

Rail: Doncaster Railway Station

Air: Doncaster Sheffield Airport

Situation

Bircotes is a predominantly residential suburb equidistant from Doncaster to the north and Worksop to the south. The property is prominently situated on the east side of Droversdale Road, at the junction with Norfolk Road approximately 400 metres from St Patricks Catholic Primary School and Serlby Park Academy. Nearby occupiers include Asda, Ladbrokes and Aldi.

Description

The property is a detached building formed from two former semi-detached residential properties and comprises ground floor retail and ancillary accommodation on the first floor. The property benefits from a site area of approximately 0.09 hectares (0.22 acres) with a site coverage of approximately 35%.

Tenure

Freehold.

VAT

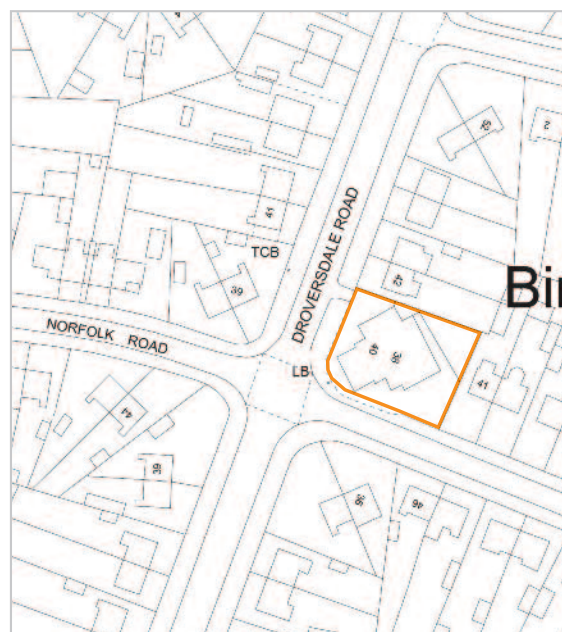
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail/Ancillary	301.32 sq m (3,243 sq ft)	T&S STORES LIMITED	20 years from 20th December 2001 on a full repairing and insuring lease	£23,325 (2)	(19/12/2021)
	Ancillary	56.50 sq m (608 sq ft)	t/a One Stop Stores (1)			
Total		357.82 sq m (3,851 sq ft)			£23,325	

- (1) T&S Stores Limited was incorporated on 7th October 1975. One Stop is a retail convenience business with over 850 outlets situated throughout England and Wales (Source: www.onestop.co.uk).
- (2) As to the outstanding 20/12/2016 rent review, the seller has served a rent review notice stating a new rent of £27,500 per annum exclusive. The tenant has offered a settlement at £24,500 per annum exclusive.



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