

Lot 47

£97,528 per annum
exclusive

6-12 Market Street, Bolsover,
Nr Sheffield, Derbyshire S44 6PH

Freehold Retail Investment



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
16	Ground	Retail	1,314.3 sq m	(14,147 sq ft)	THE FACTORY SHOP LIMITED (1)	15 years from 19/04/2010	£69,129	18/04/2025
12	Ground First	Retail Ancillary	83.8 sq m 83.2 sq m	(902 sq ft) (896 sq ft)	DONE BROTHERS (CASH BETTING) LIMITED (2)	10 years from 12/09/2017	£13,250	11/09/2027 (3)
10	Ground First	Restaurant Ancillary	84.7 sq m 87.5 sq m	(912 sq ft) (941 sq ft)	INDIVIDUAL t/a Bolsover Express Takeaway	20 years from 04/08/2000	£15,149	03/08/2020
Totals			1,653.5 sq m (17,798 sq ft)				£97,528	

- (1) For the year ending 27th March 2016, The Factory Shop Limited reported a turnover of £184,496,000, a pre-tax profit of £6,015,000 and a total net worth of £48,706,000 (Source: Experian Group 7/11/2017).
 (2) For the year ending 25th September 2016, Done Brothers (Cash Betting) Limited reported a turnover of £320,065,000, a pre-tax profit of £29,293,000 and a total net worth of £23,115,000 (Source: Experian Group 9/11/2017).
 (3) As to unit 12, the lease provides for a tenant option to determine the lease on 11/09/2022 subject to 6 months' written notice.

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Key Details

- Majority let to The Original Factory Shop until 2025
- Freehold of three retail units
- Site area of approximately 0.35 hectares (0.86 acres)
- Nearby occupiers include TSB Bank and Co-operative Food

On behalf of



Location

Miles: 6 miles east of Chesterfield
13 miles south-east of Sheffield
20 miles north of Nottingham
Roads: A632, M1 (Junction 29A)
Rail: Chesterfield Railway Station
Shirebrook Railway Station
Air: East Midland Airport
Robin Hood Airport

Situation

The property is prominently situated in the centre of Bolsover on the north side of Town End Road, opposite the junction with Market Place, the town's prime retail thoroughfare. Nearby occupiers include TSB Bank, Co-operative Food and a number of independent retailers.

Description

The property comprises three retail units. Unit 16 comprises a substantial detached and modern ground floor retail building benefitting from a rear service yard. Units 10 and 12 comprise retail accommodation on the ground floor with ancillary accommodation on the first floor.

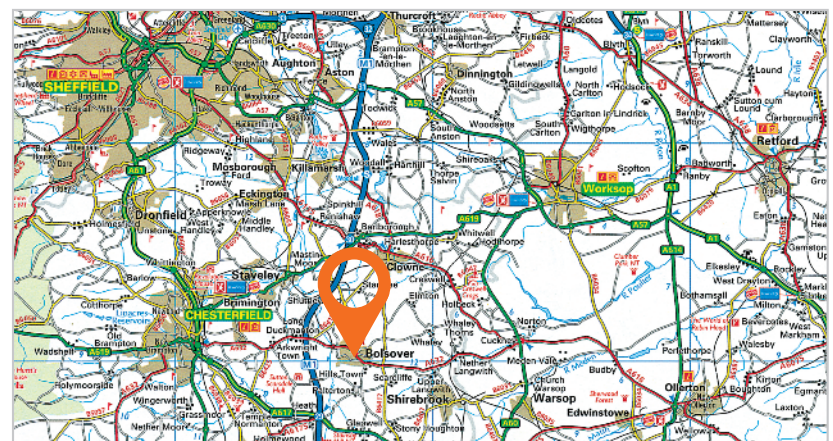
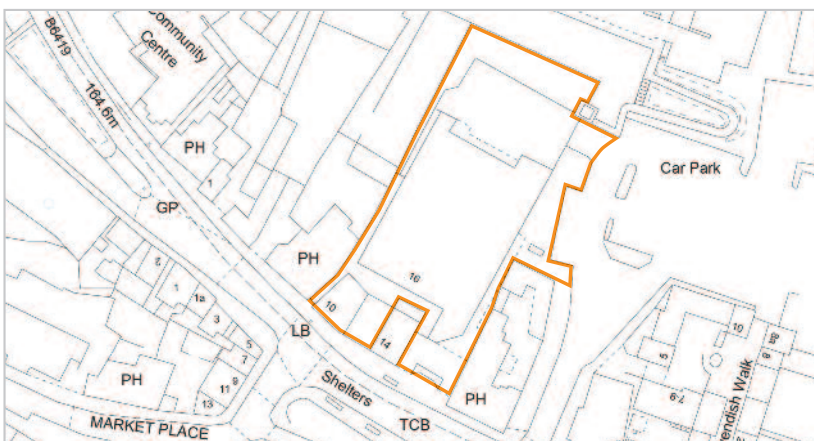
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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