

47/48 Market Place,  
Doncaster, South Yorkshire DN1 1NJ

Freehold Retail Investment

Lot 15

£84,948.39 per annum  
exclusive (3)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	300.26 sq m (3,232 sq ft)	BOOTS UK	10 years from 29/03/2013 (2)	£84,948.39 (3)	31/03/2023
Basement	Ancillary	40.69 sq m (438 sq ft)	LIMITED (1)	on a full repairing and insuring lease		
First	Ancillary	263.00 sq m (2,831 sq ft)				
Second	-	Not measured				
<b>Total</b>		<b>603.95 sq m (6,501 sq ft)</b>			<b>£84,948.39 (3)</b>	

- (1) For the year ending 31st August 2016, Boots UK Limited reported a turnover of £6,876,000,000, pre-tax profits of £523,000,000 and a total net worth of £1,204,000,000 (Source: Experian Group 17/01/2018). Boots have been in occupation for more than 70 years. Boots is the UK's leading pharmacy-led health and beauty retailer. With around 2,500 stores in the UK, ranging from local community pharmacies to large destination health and beauty stores. Boots UK is part of the Retail Pharmacy International Division of Walgreens Boots Alliance, Inc, the first global pharmacy-led health and wellbeing enterprise (Source: www.boots-uk.com 17/01/2018).
- (2) The lease provides a tenant only option to determine on 31/03/2020.
- (3) The lease provides for annual fixed rental increases of 1.5%, the rent will therefore increase to £84,948.39 p.a.x on 01/04/2018. The seller has agreed to adjust the completion monies so that the unit will effectively produce £84,948.39 p.a.x. from completion of the sale.

Key Details

- Let to Boots UK Limited until 2023 (subject to option)
- Fixed 1.5% annual rental increases (3)
- Boots have been in occupation for over 70 years
- Prominent position on busy pedestrianised pitch directly opposite the renowned Doncaster Market
- Nearby occupiers include Primark, Halifax, Poundworld and Ladbrokes

On Behalf of Trustees

Location

Miles: 21 miles north-east of Sheffield  
33 miles south of Leeds  
40 miles east of Manchester

Roads: A1(M), M18

Rail: Doncaster Rail

Air: Leeds Bradford International Airport  
Humberside Airport

Situation

Doncaster is a popular South Yorkshire commercial centre and benefits from excellent road communications via the A1(M) and M18 motorways. The property occupies a prominent position on the pedestrianised Market Place in the heart of Doncaster town centre. Doncaster Market is located opposite the property, which hosts its famous markets five times a week. Other nearby occupiers include Primark, Halifax, Poundworld and Ladbrokes. More than £3 million of Sheffield City Region SCRIF funding has been secured to revamp the award winning market place. The aim is to transform the market area into a vibrant and bustling location all week long and into the evenings – further details can be found at [www.doncaster.gov.uk/services/planning/market-development](http://www.doncaster.gov.uk/services/planning/market-development)

Description

The property comprises a double fronted ground floor retail unit with ancillary accommodation on basement and first floors. The second floor is currently inaccessible.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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Acuitus  
Gwen Thomas  
+44 (0)20 7034 4857  
gwen.thomas@acuitus.co.uk

Acuitus  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

Seller's Solicitors: Gowling WLG  
Heather Manning  
+44 (0)121 393 0806  
heather.manning@gowlingwlg.com