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

**Freehold Retail Investment** 

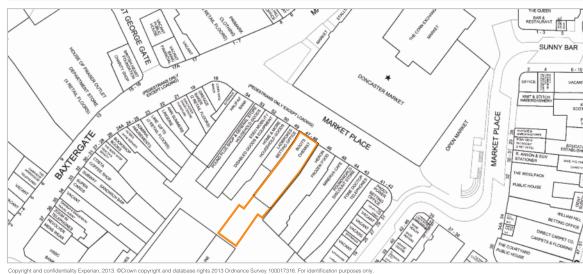


## **Tenancy and accommodation**

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Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion	
Ground Basement First Second	Retail Ancillary Ancillary -	300.26 sq m 40.69 sq m 263.00 sq m Not measured	(3,232 sq ft) (438 sq ft) (2,831 sq ft)	BOOTS UK LIMITED (1)	10 years from 29/03/2013 (2) on a full repairing and insuring lease	£84,948.39 (3	3) 31/03/2023	
Total		603.95 sa m	(6.501 sa ft)			£84.948.39 (3	3)	

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).
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.



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#### Seller's Solicitors: Gowling WLG Heather Manning +44 (0)121 393 0806

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### 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 ocupies 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.gove.uk/services/planning/marketdevelopment

#### 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

## Lot 15 £84,948.39 per ani exclusive (3)