

Lot 43

£95,000 per annum
exclusive

Units A & B, 63 Newcastle Avenue,
Worksop, Nottinghamshire S80 1LX
Freehold Convenience Store and Retail Investment



Tenancy and accommodation

Lot 43

£95,000 per annum
exclusive

Key Details

- Let to Sainsbury's Supermarkets Limited and Barnardo's
- Well configured shops with 21 space customer car park to the rear
- 2018 break option in Barnardo's lease not exercised with no concessions offered to the tenant
- Prominent location to the west of Worksop town centre

Location

Miles: 12 miles north of Mansfield
17 miles south-east of Sheffield
Roads: A57, A60, M1 (Junction 30)
Rail: Worksop Railway Station
Air: Robin Hood Doncaster/Sheffield Airport

Situation

The property occupies a prominent corner position fronting Newcastle Avenue at its junction with Norfolk Street, immediately to the west of Worksop town centre. Newcastle Avenue is an important arterial route connecting Worksop town centre with the A57, which in turn connects to the M1. The surrounding area includes a number of independent retailers, but is predominantly residential.

Description

The property comprises a shop and a convenience store arranged on the ground floor only. In addition, there is a car park to the rear of the property providing car parking for 21 cars.

Tenure

Freehold.

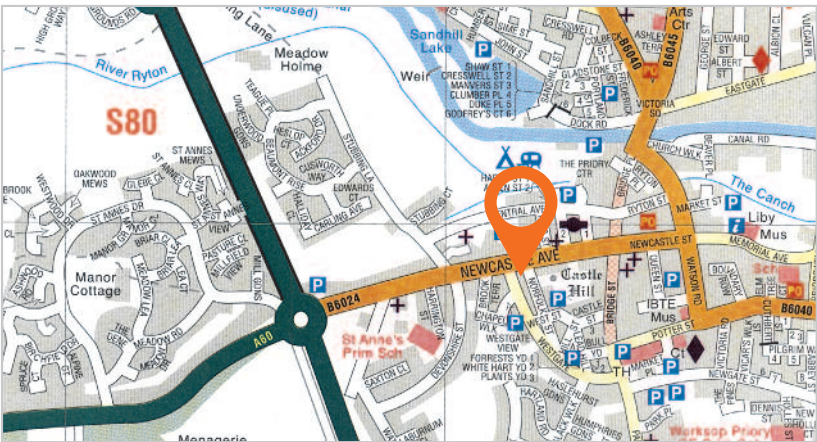
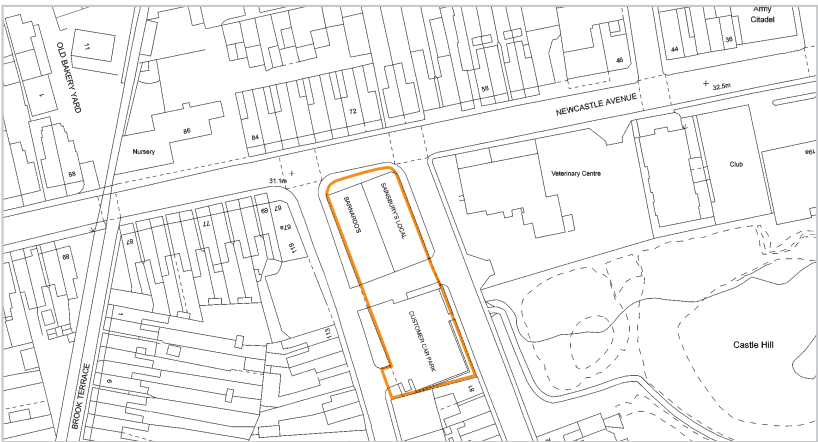
VAT

VAT is applicable to this lot.

Six Week Completion

Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Retail/Ancillary	330.80 sq m	(3,561 sq ft)	SAINSBURY'S SUPERMARKETS LIMITED (1) t/a Sainsbury's Local	15 years from 12/12/2008	£50,000	12/12/2018 (11/12/2023)
Retail/Ancillary	280.95 sq m	(3,024 sq ft)	BARNARDO'S (2)	15 years from 12/12/2008	£45,000	12/12/2018 (11/12/2023)
Total	611.75 sq m	(6,585 sq ft)			£95,000	

(1) For the year ending 11th March 2017, Sainsbury's Supermarkets Limited reported a turnover of £23,234,000,000, pre-tax profits of £342,000,000 and a total net worth of £4,353,000,000 (Source: Experian Group 08/08/2018).
(2) For the year 2016-2017, Barnardo's reported a total income of £301.1 million (Source: www.barnardos.org.uk 08/08/2018).



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Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Seller's Solicitors: Myerson Solicitors LLP
Joanne Perritt
+44 (0)161 941 4000
joanne.perritt@myerson.co.uk