

1 Marlowe Road, Barnby Dun,
Doncaster, South Yorkshire DN3 1AX
 Prominent Convenience Store (and Post Office) Investment

Lot 32

£20,900 per annum
 exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Convenience Store/Ancillary	234.86 sq m (2,528 sq ft)	AF BLAKEMORE AND SON LIMITED t/a Spar (1)	15 years from 25/12/2018 until 24/12/2033 on an effectively full repairing and insuring lease (2)	£20,900 (3)	25/12/2018 and five yearly thereafter
Total		234.86 sq m (2,528 sq ft)			£20,900 (3)	

- (1) For the year ending 30th April 2017, AF Blakemore and Son Limited reported a turnover of £1,299,653,000, pre-tax profits of £7,354,000 and a total net worth of £70,319,000 (Source: Experian Group 07/11/2018).
- (2) The tenant currently occupies by way of a lease for a term of 25 years from 25/12/1993 expiring on 24/12/2018. A reversionary lease has completed, extending the term for a further 15 years from expiry of the current lease. The tenant also has an option to renew for a further 15 years in 2033.
- (3) The tenant will benefit from an 18 month rent-free period from 25/12/2018. The Vendor has agreed to adjust the completion monies so that the property will effectively produce £20,900 p.a. from completion of the sale until the end of the rent-free period.

Key Details

- Let to AF Blakemore and Son Limited (t/a Spar) until 2033
- Lease extended for 15 years from December 2018 (no breaks)
- Imminent Rent Review in December 2018
- Tenant in occupation for at least 25 years
- First time on the market for circa 20 years

Location

Miles: 5 miles north-east of Doncaster town centre
 30 miles north-east of Sheffield
 Roads: A630, M18
 Air: Leeds Bradford International Airport

Situation

The property is prominently situated at the junction of Marlowe Road and Church Road, within a predominantly residential neighbourhood. Junction 4 of the M18 is approximately four miles to the south-west, which connects the M1 to the M62.

Description

The property comprises a well-configured ground floor convenience store, which includes a Post Office.

Tenure

Held for a term of 999 years from completion at a peppercorn rent. The Buyer has an option to purchase the freehold of the whole of Marlowe Road Shopping Precinct (outlined green) for £1 within 12 months of completion of the sale - please see legal pack.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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