

# Lot 20

£105,950 per annum  
exclusive with 6 vacant  
residential flats

## Winchester House and 25-41 Scot Lane, Doncaster, South Yorkshire DN1 1HD

Freehold Retail and Residential Investment



# Tenancy and accommodation

**Lot 20**

£105,950 per annum  
exclusive with 6 vacant  
residential flats

### Key Details

- Prominent corner buildings in centre of busy market town
- Five retail units and 19 residential flats (8 let on ASTs and 6 offered with vacant possession)
- Over 40% income secured by Power Leisure Bookmakers Limited (Paddy Power) until June 2026 with important outstanding 2016 rent review and no breaks
- Nearby occupiers include Boots, Greggs, KFC, Ladbrokes, NatWest and Primark

### On behalf of a Major Fund Manager

#### Location

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

Roads: A1(M), M18

Rail: Doncaster Railway Station

Air: Leeds Bradford International Airport

#### Situation

Doncaster is a large market town and popular commercial centre in South Yorkshire which benefits from excellent road communications via the A1(M) and M18 motorways. The property occupies a prominent corner location on its junction with the pedestrianised Market Place, in the heart of Doncaster town centre. The property sits opposite Doncaster Market, which hosts its famous markets five times a week. Other nearby occupiers include Boots, Greggs, KFC, Ladbrokes, NatWest and Primark.

#### Description

The property is a four storey building comprising five retail units with 19 self-contained residential flats on first, second and third floors.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Energy Performance Certificate

Available from the legal pack at [acuitus.co.uk](http://acuitus.co.uk)

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
41 Market Place	Retail	147.06 sq m (1,583 sq ft)	POWER LEISURE BOOKMAKERS LTD t/a Paddy Power (1)	15 years from 10/06/2011	£35,000	10/06/2016 (2) (10/06/2026)
29 Scot Lane	Retail	47.66 sq m (513 sq ft)	INDIVIDUAL (3)	3 years from 18/03/2016	£10,000	(17/03/2019)
31 Scot Lane	Retail	47.57 sq m (512 sq ft)	THE CRUSTY COB SHOP LIMITED	10 years from 28/04/2015	£12,500	28/04/2020 (27/04/2025)
25 Scot Lane	Retail	45.98 sq m (495 sq ft)	VACANT POSSESSION			
27 Scot Lane	Retail	105.44 sq m (1,135 sq ft)	MBA PHONE WORLD LTD	3 years from November 2018 (4)	£7,500	November 2019 (November 2021)
Flats 6, 7, 9, 12, 14, 15, 18 & 19	Residential	Not Measured	INDIVIDUALS	8 Separate ASTs	£40,200	Refer to legal pack
Flats 1, 2, 3, 8, 16 & 20	Residential	Not Measured	VACANT POSSESSION			
Flats 4, 5, 10, 11 & 17	Residential	Not Measured	INDIVIDUALS	150 years expiring 2165	£750	(2165)
<b>Total Commercial Floor Areas</b>		<b>393.71 sq m (4,238 sq ft)</b>			<b>£105,950</b>	

- (1) For the year ending 31/12/2017, Power Leisure Bookmakers Limited reported a turnover of £909,634,526, pre-tax profits of £98,717,065 and a total net worth of £41,015,809 (Source: Experian Group 08/11/2018). Paddy Power operates from over 500 units throughout the UK and Ireland (Source: [paddypowerbetfair.com](http://paddypowerbetfair.com)).
- (2) As to 41 Market Place, the 2016 rent review remains outstanding. Notice has been served at £58,250 and negotiations are ongoing.
- (3) The tenant of 29 Scot Lane, who was trading as J & J Jewellers, is not currently in occupation.
- (4) As to 27 Scot Lane, lease terms have been agreed on the above basis and the lease is due to complete shortly. Please refer to the legal pack.



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