

26/26a & 27/28 Baxter Gate, Doncaster, South Yorkshire DN1 1LD

Freehold Retail Investment

Lot 57

£35,000 per annum
exclusive



Tenancy and accommodation

| Unit No | Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversion |
|-----------------------|---------------------------|----------------------------------|--|---|---|----------------|------------|
| 26/26a Baxter Gate | Ground First Second | Retail Ancillary Ancillary | 221 sq m (2,378 sq ft) 40 sq m (431 sq ft) 12 sq m (129 sq ft) | VACANT | | | |
| 27/28 Baxter Gate | Ground First Second | Retail Ancillary Ancillary | 85 sq m (915 sq ft) 53 sq m (570 sq ft) 42 sq m (452 sq ft) | THE BODY SHOP INTERNATIONAL LIMITED (1) | 5 years from 1/09/2014 on a full repairing and insuring lease | £35,000 | 31/08/2019 |
| Total | | | 453 sq m (4,875 sq ft) | | | £35,000 | |

(1) For the year ended 31st December 2018, The Body Shop International Limited reported a turnover of £806,000,000, pre-tax profits of £20,000,000 and a net worth of £187,000,000 (Source: Experian 14/06/2019).

Key Details

- Pedestrianised town centre location
- Two retail units - Total 4,875 sq ft
- Located between Market Place and High Street
- Close to Frenchgate Shopping Centre
- Occupiers nearby include Primark, Marks & Spencer, Greggs, Costa Coffee and Subway

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 known for its racecourse and benefits from excellent road communications via the A1(M) and M18 motorways. The property occupies a prominent position on the pedestrianised Baxter Gate, between High Street and Market Place*. 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/marketdevelopment. The property is located on Baxter Gate, close to its junction with Market Place, 400 metres from Doncaster railway station and 150 metres from Frenchgate Shopping Centre. Occupiers nearby include Primark, Marks & Spencer, Costa Coffee, Subway, BHF, Carphone Warehouse and Greggs.

Description

The property comprises two separate shops both arranged over ground, first and second floors. The ground floors comprise sales with ancillary/staff accommodation above.

Tenure

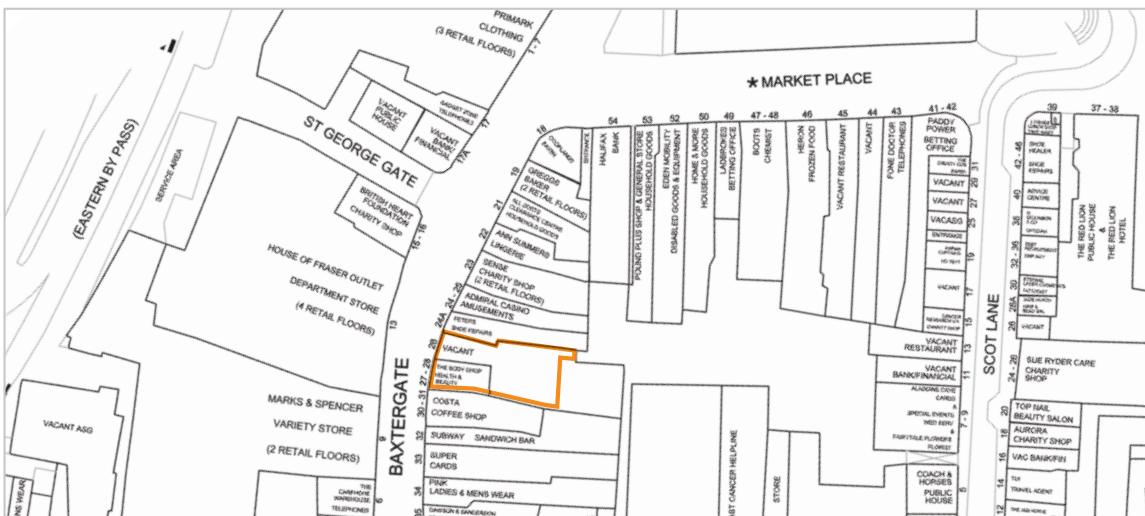
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band C & Band D - see legal pack at www.acuitus.co.uk



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