

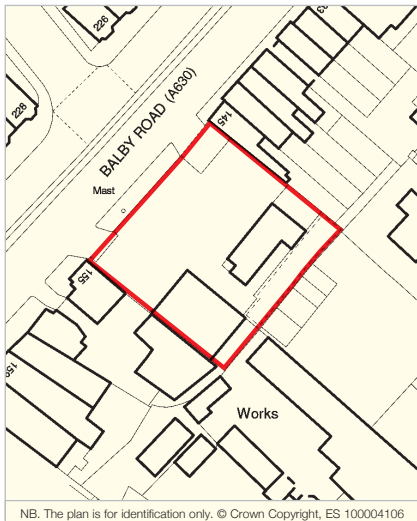
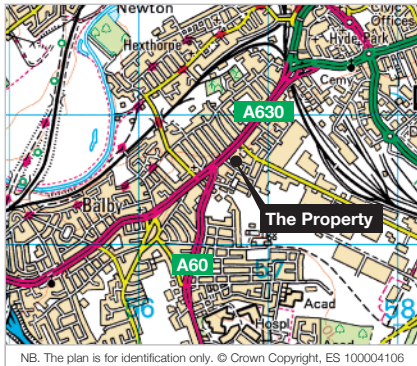
# Doncaster

**147-153 Balby Road**  
**South Yorkshire**  
**DN4 0RG**

- **Freehold Motor Trade Investment**
- Entirely let to Europcar Group (UK) Ltd until December 2031 (no breaks)
- RPI linked reviews with cap and collar of 2% and 4% per annum compounded every 5th year
- Well located on the A630 within 1.5 miles of the A1(M)
- No VAT applicable
- Rent Review December 2021
- Reversion December 2031
- Current Rent Reserved

**£27,600 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

## Location

Doncaster is a prosperous market town and is one of the major commercial centres for South Yorkshire. The town is located 32 miles south-east of Leeds, 22 miles north-east of Sheffield and close to junctions 3 and 4 of the M18 Motorway, whilst the A1(M) is within three miles of the town centre.

The property is located on the east side of Balby Road (A630), which comprises a mixture of commercial and residential property and acts as a main arterial road to Doncaster town centre from Junction 36 of the A1(M), 1.5 miles away. Doncaster town centre and Doncaster Rail Station are both some one mile north-east of the property. Occupiers close by include Thrifty car and van hire, Coral, William Hill and One Stop, amongst a number of local traders. McDonald's and Lidl are also within close proximity.

## Description

The property occupies a site area of some 0.123 hectares (0.3 acres) and comprises a single storey customer service office with a separate preparation and car wash facility and separate double garage. Externally, the property benefits from a large tarmac area with secured parking for some 20 cars.

The property provides the following accommodation and dimensions:

<b>Customer Service Office/Garage</b>	<b>89.10 sq m</b>	<b>(959 sq ft)</b>
<b>Garage</b>	<b>157.95 sq m</b>	<b>(1,700 sq ft)</b>
<b>Canopied Car Wash Area</b>	<b>36.20 sq m</b>	<b>(390 sq ft)</b>
<b>Total GIA</b>	<b>283.25 sq m</b>	<b>(3,049 sq ft)</b>

## Tenancy

The entire property is at present let to EUROPCAR GROUP (UK) LIMITED for a term of 15 years from 13th December 2016 at a current rent of £27,600 per annum. The lease provides for RPI linked rent reviews with collar and cap of 2% and 4% per annum compounded every 5th year of the term and contains full repairing and insuring covenants.

## Tenant Information

For the year ended 31st December 2015, Europcar Group (UK) Limited reported a turnover of £343.5m, a pre-tax profit of £25.2m and shareholders' funds and a net worth of £67.4m. (Source: Experian 27.02.2017.)

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms J Ghelani, Axiom Stone. Tel: 0208 422 1181 e-mail: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)