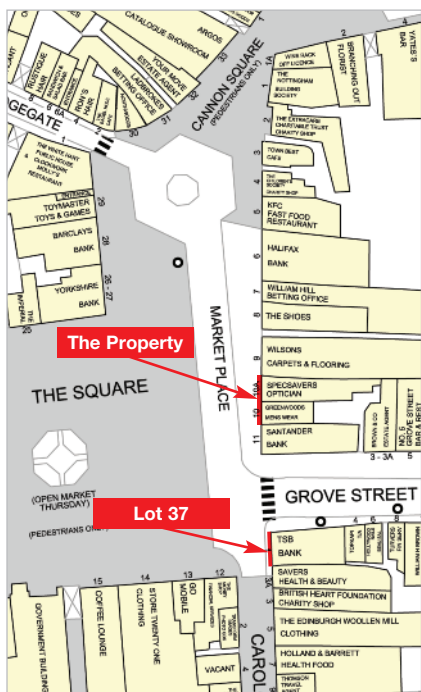


Retford 10 and 10a Market Place Nottinghamshire DN22 6DR

- Freehold Shop Investments
- Prime town centre location on The Square
- Comprises two shops with three flats above
- Rent Reviews and Reversions 2018
- Total Current Rents Reserved

£51,250 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Retford is located midway between Lincoln and Sheffield and is a well established market town. The town enjoys good road access being at the junction of the A638 and A620, as well as having regular rail services (London King's Cross in 1 hour 30 minutes).

The properties are situated in a prime location on Market Place, which overlooks The Square (pedestrianised).

Occupiers close by include Santander, Halifax, The Edinburgh Woollen Mill and British Heart Foundation.

Description

The properties are adjacent. Unit 10 is arranged over ground floor only to provide a retail unit, whilst unit 10a is arranged over ground and two upper floors to provide an opticians, with retail accommodation on the ground floor and office, lab and storage on the upper floors above 10A Market Place. There are three flats presently not used above 10 Market Place accessed through the yard to the rear and the flat roof above 10 Market Place.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
10A	Specsavers Optical Superstores Limited (1)	Ground Floor 140.15 sq m (1,509 sq ft) First Floor 54.40 sq m (586 sq ft) Second Floor 26.40 sq m (284 sq ft) First and Second Floors above 10 Market Place – 3 Flats (2 x two bedroom and 1 x one bedroom) unused (3)	10 years from 02.06.2008 Rent review every 5th year FR & I	£31,250 p.a.	Reversion 2018
10	Greenwoods Menswear Limited (2)	Ground Floor (3) 80.20 sq m (863 sq ft)	10 years from 26.09.2013 Rent review every 5th year FR & I	£20,000 p.a.	Rent Review 2018
		Total 228.15 sq m (2,456 sq ft)	Total £51,250 p.a.		

(1) Website: specsavers.co.uk For the year ended 28th February 2015, Specsavers Optical Superstores Ltd reported a turnover of £433.826m, a pre-tax profit of £20.398m, shareholders' funds of £56.97m and a net worth of £54.568m. (Source: riskdisk.com 12.01.2016.)

(2) Greenwoods operate a national chain of clothes shops. The ultimate holding company is Fastspeed Investments Limited.

(3) Not inspected by Allsop, details provided by the Seller.

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

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