

Doncaster

92-92A Warmsworth Road
South Yorkshire
DN4 0RS

- Freehold Shop and Residential Ground Rent Investment
 - Shop let to Cooplands (Doncaster) Ltd on a lease expiring in 2028 (no breaks)
 - Shop Rent Review 2018 linked to RPI
 - No VAT applicable
 - Total Current Rents Reserved
- £6,100 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Doncaster is one of the major commercial centres for South Yorkshire and is a prosperous market town with a resident population of over 80,000. 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, and the A1(M) is within 3 miles of the town centre. The property is situated on the main road linking the A1(M) motorway to the west through to Doncaster town centre. The property forms part of a retail parade fronting Warmsworth Road in a predominantly residential area. Occupiers close by include One Stop (adjacent), Mark Jarvis Betting, Costcutters, The Post Office and a number of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop and a self-contained first floor one bedroom flat.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Cooplands (Doncaster) Ltd (1)	Ground Floor 56.10 sq m (604 sq ft)	15 years from 02.12.2013 Rent review every 5th year linked to RPI FR & I	£6,000 p.a.	Rent Review 2018
First	Individual	First Floor Flat (Not inspected by Allsop)	125 years from 29.09.2013	£100 p.a.	

(1) Cooplands (Doncaster) Ltd have been established since 1933 and trade from over 80 stores. For the year ended 30.06.2012, Cooplands (Doncaster) Ltd reported a turnover of £19.268m, a pre-tax profit of £401,000 and a combined net worth and shareholders' fund of £5.150m. (Source: riskdisk.com 22.10.2013)

Total £6,100 p.a.

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 W Samuel, Hamilton Downing Quinn Solicitors. Tel: 0207 831 8939 e-mail: wendys@hmd.co.uk