

# Doncaster

## Leger Business Park

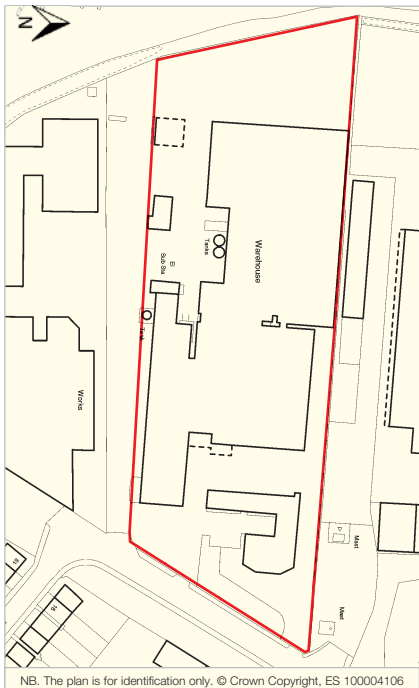
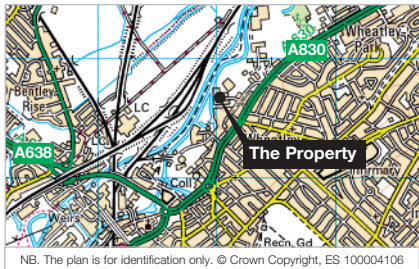
### Churchill Road

### South Yorkshire

### DN1 2TF

- **Freehold Multi-Let Industrial Investment**
- Comprises 5,560.2 sq m (59,850 sq ft) in 37 units
- Ongoing management opportunity
- No VAT applicable
- Total Current Rents Reserved  
**£146,000.40 pa (Annualised)**  
**£2,807.70 per week**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Doncaster, with a population of 68,000 is a major commercial centre located between the A1(M) and the M18. The property is situated on the west side of Churchill Road in an established light industrial area located off the A630, a major arterial road linking with both the A1(M) and M18 motorways. Occupiers close by include Jewson, Toyota, Kwik-Fit, Homebase and Brandon Tool Hire amongst others.

**Description**  
The property is arranged to provide 37 separate units in a former bakery. The property is served by a large yard and covers approximately 2.93 acres (1.18 hectares).  
The Vendor has advised that each unit benefits from a separate meter for water and electricity.

**VAT**  
VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
For EPC Rating please see website.

**Viewings**  
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 40 Doncaster**.

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** Matthew Hayes, Harrison Clark Rickerby's. Tel: 01432 349662 e-mail: [mchayes@hcrclaw.com](mailto:mchayes@hcrclaw.com)





No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.w.	Current Rent £ p.a. (Annualised)	Next Review/ Reversion
1	Kevin Postle (t/a TP Trailer Parts)	Ground Floor 51.57 sq m (555 sq ft)	3 years from 01.04.2015	£50 p.w.	£2,600 p.a.	Rent Review 2018
2	Kevin Postle (t/a TP Trailer Parts)	Ground Floor 103.37 sq m (1,113 sq ft)	3 years from 17.01.2014	£80 p.w.	£4,160 p.a.	Rent Review 2017
3	Mario Zirak Omar	Ground Floor 168.08 sq m (1,809 sq ft)	3 years from 01.01.2014	£85.38 p.w.	£4,439.76 p.a.	Rent Review 2017
4	Neil Tracey	Ground Floor 104.08 sq m (1,120 sq ft)	3 years from 01.07.2014	£92.31 p.w.	£4,800.12 p.a.	Rent Review 2017
5	Mustafa Mohammed (t/a Leger Garage)	Ground Floor 214.88 sq m (2,313 sq ft)	3 years from 01.11.2015	£140 p.w.	£7,280 p.a.	Rent Review 2018
6	Paul Thompson Autos	Ground Floor 52.56 sq m (566 sq ft)	3 years from 01.05.2014	£23.08 p.w.	£1,200.16 p.a.	Rent Review 2017
7	Durling Metal Work	Ground Floor 44.61 sq m (480 sq ft)	3 years from 01.11.2014	£50 p.w.	£2,600 p.a.	Rent Review 2017
8	Chris Ladd	Ground Floor 44.49 sq m (479 sq ft)	3 years from 01.01.2014	£20 p.w.	£1,040 p.a.	Rent Review 2017
9	K Tagg & J Turpin	Ground Floor 59.70 sq m (643 sq ft)	3 years from 01.06.2014	£57.69 p.w.	£2,999.88 p.a.	Rent Review 2017
10 & 16	Prosec Security Limited	Parking Bay (No. 10) 74.72 sq m (804 sq ft) Ground Floor (No. 16) 65.27 sq m (703 sq ft)	3 years from 01.10.2014	£60 p.w.	£3,120 p.a.	Rent Review 2017
11, 12 & 13	Dennis Buckley Cars	Ground Floor (No. 11) 263.66 sq m (2,838 sq ft) Ground Floor (No. 12) 263.66 sq m (2,838 sq ft) Ground Floor (No. 13) 286.31 sq m (3,082 sq ft)	3 years from 01.12.2014	£276.93 p.w.	£14,400.36 p.a.	Rent Review 2017
14	Billy Adams (3)	Ground Floor 263.66 sq m (2,838 sq ft)	3 years from 01.09.2014	£92.31 p.w.	£4,800.12 p.a.	Rent Review 2017
15	Bernice Nicholson	Ground Floor 61.48 sq m (662 sq ft)	3 years from 01.09.2014	£60 p.w.	£3,120 p.a.	Rent Review 2017
17	Prosec Security Limited	Ground Floor 82.12 sq m (703 sq ft)	3 years from 01.11.2014	£60 p.w.	£3,120 p.a.	Rent Review 2017
18	Przemek Biela	Ground Floor 127.47 sq m (884 sq ft)	3 years from 01.07.2014	£80 p.w.	£4,160 p.a.	Rent Review 2017
19	Naz Global Wheatley	Ground Floor 135.30 sq m (1,372 sq ft)	3 years from 01.01.2015	£80 p.w.	£4,160 p.a.	Rent Review 2018
20	Kevin Paint	Ground Floor 127.83 sq m (1,456 sq ft)	3 years from 01.01.2015	£80 p.w.	£4,160 p.a.	Rent Review 2018
21	Marcin Niedzwiedz	Ground Floor 193.58 sq m (1,376 sq ft)	3 years from 01.07.2014	£80 p.w.	£4,160 p.a.	Rent Review 2017
22	Thorne Rural Lions Charity	Ground Floor 17.16 sq m (185 sq ft)	3 years from 01.04.2015	£25 p.w.	£1,300 p.a.	Rent Review 2018
23	Mark Read	Ground Floor 57.70 sq m (400 sq ft)	3 years from 01.04.2015	£25 p.w.	£1,300 p.a.	Rent Review 2018
24	Nigel Garnett (t/a NG Electrical) (4)	Ground Floor 65.11 sq m (621 sq ft)	3 years from 01.07.2014	£40 p.w.	£2,080 p.a.	Rent Review 2017
25	Season Wholesale Ltd	Ground Floor 109.75 sq m (701 sq ft)	3 years from 02.08.2014	£80 p.w.	£4,160 p.a.	Rent Review 2017
26	Richburn Ltd	Ground Floor 110.41 sq m (1,181 sq ft)	3 years from 01.11.2014	£70 p.w.	£3,640 p.a.	Rent Review 2017
27	Robert Owens	Ground Floor 110.41 sq m (1,188 sq ft)	3 years from 01.04.2014	£70 p.w.	£3,640 p.a.	Rent Review 2017
28	Marcin Niedzwiedz	Ground Floor 110.41 sq m (1,188 sq ft)	3 years from 01.07.2014	£70 p.w.	£3,640 p.a.	Rent Review 2017
29	Zak Ismael	Ground Floor 110.41 sq m (1,188 sq ft)	3 years from 01.08.2014	£70 p.w.	£3,640 p.a.	Rent Review 2017
30	Trusty Bait	Ground Floor 110.41 sq m (1,188 sq ft)	3 years from 01.07.2014	£70 p.w.	£3,640 p.a.	Rent Review 2017
31	Luke Pierpoint	Ground Floor 165.98 sq m (1,787 sq ft)	3 years from 01.04.2014	£80 p.w.	£4,160 p.a.	Rent Review 2017
32	Steffan Motors	Ground Floor 229.46 sq m (2,470 sq ft)	3 years from 01.02.2014	£110 p.w.	£5,720 p.a.	Rent Review 2018
33	J Maluse Wines	Ground Floor 162.58 sq m (1,750 sq ft)	3 years from 01.03.2015	£80 p.w.	£4,160 p.a.	Rent Review 2018
34	Paul Carter	Ground Floor 401.94 sq m (4,326 sq ft)	3 years from 01.10.2014	£220 p.w.	£11,440 p.a.	Rent Review 2017
35	Richburn Ltd	Ground Floor Office 169.46 sq m (1,824 sq ft)	3 years from 01.02.2015	£130 p.w.	£6,760 p.a.	Rent Review 2018
36	Fiximer Limited	Ground Floor Showroom 218.17 sq m (2,348 sq ft)	5 years from 01.11.2015	£175 p.w.	£9,100 p.a.	Rent Review 2018
37	Doncaster Boys Boxing	First Floor Gym 622.45 sq m (6,709 sq ft)	3 years from 01.04.2015	£25 p.w.	£1,300 p.a.	Rent Review 2018
		<b>Total</b> 5,560.20 sq m (59,850 sq ft)	<b>Total</b> £2,807.70 p.w. £146,000.40 p.a. (Annualised)			

(1) Not measured by Allsop. Floor areas sourced from www.voa.gov.uk

(2) All leases are subject to a Rent Review annually and on an IR & I basis.

(3) Subject to a rolling mutual option to determine subject to two months' written notice.

(4) We understand from the Vendor that the tenant occupies rent free in return for caretaker/keyholder services by way of a personal agreement.