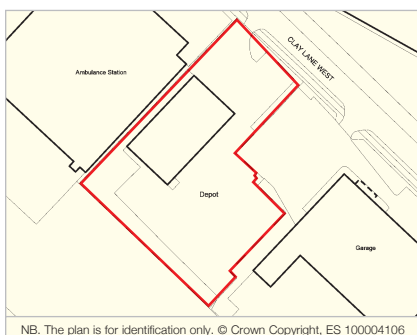
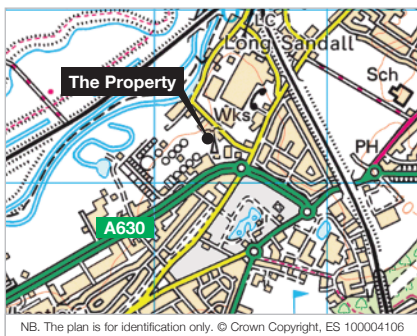


Doncaster Land at Clay Lane West South Yorkshire DN2 4QR

- **Freehold Ground Rent Investment**
- Let to Travis Perkins (Properties) Limited on a lease expiring in 2068
- Established industrial area
- Ground Rent Reviews every 14th year
- VAT is not applicable
- Rent Review 2025
- Current Rent Reserved
£12,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Doncaster is one of the major shopping centres for South Yorkshire with a resident population of over 80,000. The town is strategically located at the intersection of the M18 and A1(M) motorways about 32 miles south-east of Leeds.

The property is located in a well established industrial area some 3 miles north-east of the town centre. The area is served by the A630 and A18, with junction 4 of the M18 located to the east and junction 37 of the A1(M) to the west. More particularly, the property is situated on the west wide of Clay Lane West.

Description

The property comprises a site extending to some 0.33 hectares (0.832 acres) upon which has been constructed a unit.

The property provides the following accommodation and dimensions.

Site Area	0.33 Hectares	(0.832 Acres)
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Tenancy

The site is at present let to TRAVIS PERKINS (PROPERTIES) LIMITED for a term of 99 years from 1st April 1969 at a current rent of £12,000 per annum. The lease provides for rent reviews every 14th year of the term and contains full repairing and insuring covenants. Travis Perkins are not in occupation of the unit.

Tenant Information

"City Plumbing...part of Travis Perkins plc since 2002"

(Source: www.cityplumbing.co.uk)

Website Address: www.travisperkins.co.uk

For the year ended 31st December 2016, Travis Perkins (Properties) Limited reported a turnover of £76.937m, a pre-tax profit of £90.233m, shareholders' funds of £504.303m and a net worth of £504.303m. (Source: Experian 05.06.2018.)

VAT

VAT is not 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.