

Doncaster
10-14 Baxter Gate
South Yorkshire
DN1 1NR

- **Substantial Freehold Department Store Investment**
- Trading as House of Fraser outlet store
- Comprising a total of 8,354 sq m (89,922 sq ft)
- Pedestrianised town centre location, close to the Frenchgate Shopping Centre, Marks & Spencer and Primark
- Potential for alternative uses, subject to planning
- Total Current Rent Reserved

Peppercorn

On the Instructions of A Wright and S Hunt of JLL acting as Joint Fixed Charge Receivers



Tenure
Freehold.

Location
Doncaster is one of the major commercial centres for South Yorkshire and is a prosperous market town. The town is located 32 miles south-east of Leeds and 22 miles north-east of Sheffield. Junction 3 of the M18 Motorway and junction 36 of the A1(M) are both within 3 miles of the town centre.

This substantial property is located on the pedestrianised Baxter Gate, 160 metres from the Frenchgate Shopping Centre. Occupiers close by include Marks & Spencer (adjacent), Primark, Costa Coffee, HSBC Bank and Barclays. The Frenchgate Shopping Centre is home to Superdrug, Boots Chemist, Argos and Card Factory, amongst many others.

Description

This substantial property is arranged on basement, ground and three upper floors to provide a department store, with retail space at basement, ground, first and second floor levels. The third floor provides storage.

Alternative Uses

The property may be suitable for a number of alternative uses, including leisure, office or residential. All enquiries should be referred to Doncaster Council. www.doncaster.gov.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
10-14 Baxter Gate	HF Stores Realisations Limited (in administration) (1) (2)	Basement	99 years from 30.12.1969	Peppercorn	Reversion 2068
		Ground Floor			
		First Floor			
		Second Floor			
	HFL Realisations Limited (in administration) (1) (2)	Third Floor	40 years from 30.07.1999	Peppercorn	Reversion 2039
	Total	8,354.0 sq m (89,922 sq ft)			

(1) Website Address: houseoffraser.co.uk

House of Fraser was established in 1849 and bought by Sports Direct in August 2018 for £90m after it had been placed in administration.

(2) The property has been sub-let to SDI (Propco35) Ltd on a licence to occupy at £1 per annum.

NB. Floor areas provided by Vendor and an area measurement report is within the online legal pack.

Total Peppercorn

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 A Maclean Esq, Walker Morris. Tel: 0113 399 1702 e-mail: andrew.maclean@walkermorris.co.uk



LOT 39

SPENCER

HOUSE OF SPENCER OUTLET STORE

MUST-HAVE
STRAIGHT-LEG
TROUSERS

Photos taken November 2018