

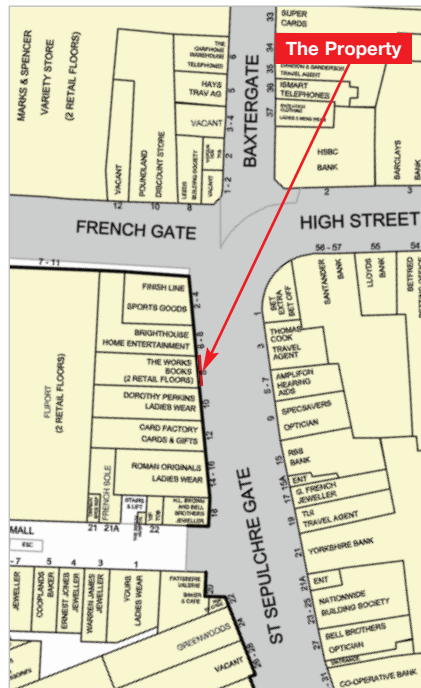
Doncaster

8 St Sepulchre Gate South Yorkshire DN1 1TA

- Leasehold Town Centre Shop Investment
- Entirely let to The Works Stores Limited until 2025 (1)
- Well located within Frenchgate Centre in first class retail position
- Close to Doncaster Rail Station
- Rent Review 2020
- Current Rent Reserved
£65,000 pa

On the Instructions of a
Major UK Fund Manager

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 99 years from 29th September 1967 (thus having some 48 years unexpired) at a fixed ground rent of a peppercorn.

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.

The property is located within the Frenchgate Centre, on the western side of the pedestrianised St Sepulchre Gate. The property is some 270 metres from Doncaster Rail Station, and has easy access to the A638 which leads to the A19.

Occupiers within the Frenchgate Centre include a Sainsbury's supermarket, WH Smith, H Samuel, Ernest Jones, Boots, Superdrug, Argos, Sports Direct and TK Maxx, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with retail and storage on the first floor. The second floor has storage and staff accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	7.60 m	(24' 11")
Net Frontage	7.15 m	(23' 6")
Shop and Built Depth	24.50 m	(80' 5")
Ground Floor (Sales)	168.60 sq m	(1,815 sq ft)
First Floor (Sales)	57.85 sq m	(623 sq ft)

First Floor (Storage)	36.00 sq m	(387 sq ft)
Second Floor (Ancillary)	127.00 sq m	(1,367 sq ft)
Total	389.45 sq m	(4,192 sq ft)

Tenancy

The entire property is at present let to THE WORKS STORES LIMITED for a term of 10 years from 24th June 2015 at a current rent of £65,000 per annum. The lease provides for a tenant's option to break (1) on 23rd June 2020 and a rent review on 24th June 2020 and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 400+.

Website Address: www.theworks.co.uk

For the year ended 29th April 2018, The Works Store Limited reported a turnover of £192.100m, a pre-tax profit of £7.537m, shareholders' funds of £31.244m and a net worth of £29.273m.

(Source: Experian 22.10.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 85 Band D (Copy available on website).