

Doncaster

26 St Sepulchre Gate and part units 73, 74, 74A and 74A basement
Frenchgate Interchange
South Yorkshire
DN1 1TA

- Freehold Shop and Ground Rent Investment
- First floor lease expiring 2118
- Town centre location forming part of Frenchgate Shopping Centre
- Total Current Rents Reserved
£79,446 pa fixed increase to £83,446 pa in 2021

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Doncaster is one of the major shopping centres for South Yorkshire, with a residential population of over 80,000. The town is strategically located at the junction of the M1 and M18 motorways, approximately 32 miles south-east of Leeds.
The property is situated on the west side of St Sepulchre Gate in the heart of Doncaster town centre, fronting Frenchgate Shopping Centre. Occupiers close by include Nationwide, Ernest Jones Jewellers, Caffè Nero, Coral, Miss Selfridge and more.

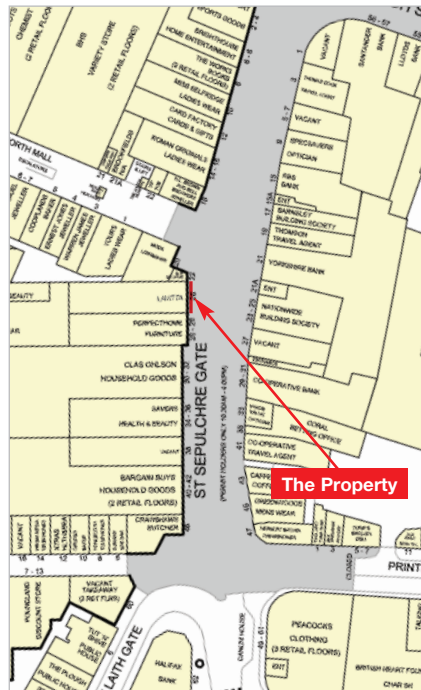
Description
The property is arranged on basement, ground and one upper floor to

provide a ground floor shop with the first floor forming part of the Frenchgate Shopping Centre. The first floor is used in conjunction with units 73, 74, 74A and 74A Basement, Frenchgate Interchange (t/a Wilko).

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 Ratings see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
24 St Sepulchre Gate – Basement and Ground Floor	Lavitta Stores Ltd	Basement (1)	10 years from 15.08.2016 (2) Rent review every 5th year FR & I	£61,000 p.a. rising to £65,000 p.a. by 5th year	Rent Review 2021
		Ground Floor (1)			
		Total			
First Floor	Frenchgate Nominees 1 Ltd and Frenchgate Nominees 2 Ltd	First Floor Sales – Part of large Wilko Store	148 years from 01.01.1971 Rent based on a proportion of first floor lettings as detailed in the lease FR & I	£18,446 p.a. (3)	–

(1) Not inspected by Allsop. Areas provided by www.voa.gov.uk
 (2) The tenant has a rent free period for the first, third and fourth quarter of the break which will be topped up by the seller on completion
 (3) For period December 2014 to December 2015

Total £79,446 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
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