



Tenure
Freehold.

Location
Dinnington is located 9 miles east of Sheffield and 6 miles north of Worksop, and enjoys excellent road access being a short distance from the junction of the M1 and M18 motorways and 6 miles from the A1(M). The town has a regular market and the property is situated on the main retailing street in the town.
Occupiers close by include Post Office, William Hill, Heron Foods, Lloyds Chemist, Aldi, Superdrug, Age UK and a Tesco supermarket.

Description
The property is arranged on ground and one upper floor to provide a shop unit which benefits from a modern shop front and ancillary accommodation on the first floor. The property benefits from rear access via a shared lane off Leopold Road.

The property provides the following accommodation and dimensions:		
Net Frontage	4.01 m	(13' 2")
Shop Depth	9.50 m	(31' 3")
Ground Floor	45.0 sq m	(485 sq ft)
First Floor	43.3 sq m	(466 sq ft)
Total	88.3 sq m	(951 sq ft)

Tenancy

The property is at present let to SALVATION ARMY TRADING CO LIMITED for a term of 10 years from 10th May 2017 at a current rent of £8,175 per annum. The lease provides for a rent review in May 2022 and contains repairing and insuring covenants. The landlord has recently undertaken works to the property, including replacing the shop front and the upper floor windows. The lease also contains a lessee's break option on 10th May 2022 on service of six months' notice. (1)

Tenant Information

The tenant is the retailing arm of The Salvation Army, a national charity.
Website Address: www.salvationarmy.org.uk
For the year ended 31st March 2016, Salvation Army Trading Co Limited reported a turnover of £44.4m, a pre-tax profit of £852,000 and a net worth of £9.8m. (Source: Experian 13.06.2017.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 94 Band D (Copy available on website).

Sheffield

43 Laughton Road Dinnington South Yorkshire S25 2PN

- Freehold Shop Investment
- Let on a new lease to Salvation Army Trading Co Ltd
- Rent Review 2022 (1)
- Current Rent Reserved

£8,175 pa

On the Instructions of Executors

**SIX WEEK COMPLETION
AVAILABLE**



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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