

Doncaster

24/24B High Street

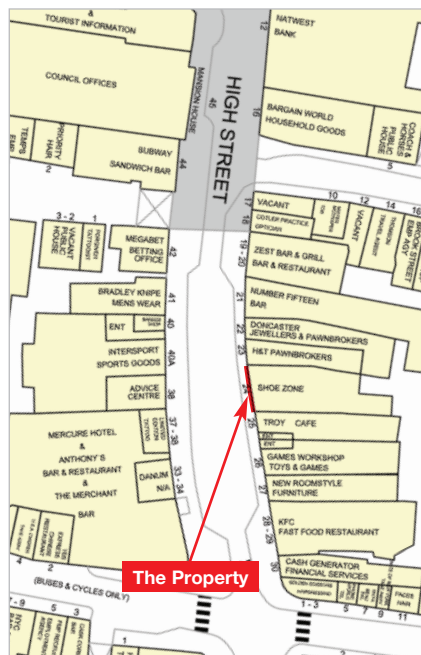
South Yorkshire

DN1 1DW

- **Town Centre Freehold Shop Investment**
 - Comprising a total of 442.61 sq m (4,764 sq ft)
 - To be let to Shoe Zone Retail Ltd
 - Upper floors with residential potential (1)
 - No VAT applicable
 - Reversion 2021 (2)
 - Rent to be Reserved
- £30,000 pa**

On the Instructions of
shoezone

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Doncaster is one of the major commercial centres of South Yorkshire and is a prosperous market town with a resident population of over 80,000. The town is located 32 miles south-east of Leeds, 22 miles north-east of Sheffield and close to junctions 3 and 4 of the M18 Motorway with the A1(M) within 3 miles of the town centre. The property is located in an established bar/restaurant location within the town centre on the north side of High Street, in between its junctions with Scot Lane and Silver Street. Occupiers close by include KFC, Subway, NatWest, TSB Bank, Barclays and Intersport (opposite), amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Ground Floor	220.55 sq m	(2,374 sq ft)
First Floor	125.91 sq m	(1,355 sq ft)
Second Floor	96.15 sq m	(1,035 sq ft)
Total	442.61 sq m	(4,764 sq ft)

Tenancy

The entire property is to be let to SHOE ZONE RETAIL LTD for a term of 3 years from completion at a rent of £30,000 per annum. The lease will be subject to a schedule of condition.

(2) The lease provides for a rolling landlord's option to break on 3 months' notice. The lease is contracted out of the Landlord and Tenant Act 1954.

Tenant Information

No. of Branches: Approximately 500.

Website Address: www.shoezone.com

For the year ended 1st October 2016, Shoe Zone Retail Limited reported a turnover of £159.834m, a pre-tax profit of £10.410m, shareholders' funds and a net worth of £30.145m. (Source: Experian 22.08.2017.)

Planning (1)

The uppers floors may have potential for residential development, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to Doncaster Metropolitan Borough Council (www.doncaster.gov.uk).

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

For EPC Rating please see website.

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 L Hennell Esq, Shoe Zone. Tel: 0116 222 3000 e-mail: lsh@shoezone.com
Joint Auctioneer J Beach Esq, Ramsdens. Tel: 01564 796801 e-mail: jb@ramsdens.com

