

PRIME COMMERCIAL INVESTMENT FOR SALE



- PRIME, WELL LET COMMERCIAL INVESTMENT OPPORTUNITY
- RENTAL £49,000 PER ANNUM
- A PURCHASE PRICE OF £525,000 REFLECTS A NIY OF 8.9%

**5-7 ST SEPULCHRE GATE
DONCASTER
DN1 1TD**

COMMERCIAL PROPERTY INVESTMENT

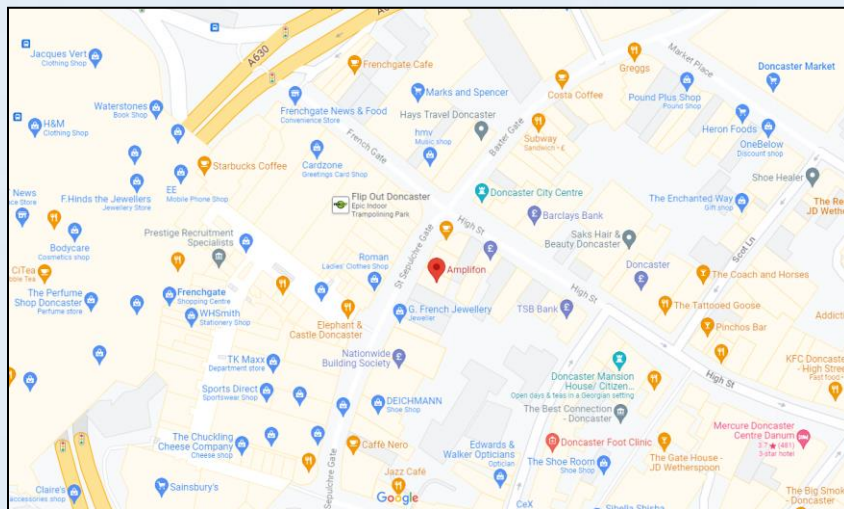
The property is situated on St Sepulchre Gate in central Doncaster, opposite the main entrance into the Frenchgate Shopping Centre.

The ground floor retail unit is let to Amplifon, an Italian company who operate out of 25 countries, employing 18,600 staff and had a turnover of approx. £2bn in 2021.

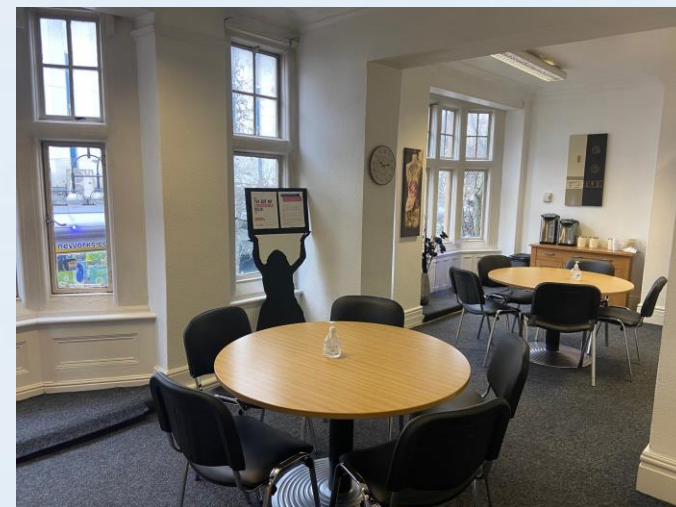
The upper floors are let to The Cyrenians Limited who are a registered charity first incorporated in 1970 who had funds of £13.6m as at March 2022.

| Accommodation / Size | Tenant | Rent | Lease End | Rateable Value | EPC |
|---|-----------------------|--------------|----------------|----------------|------|
| Ground - 982sq.ft | Amplifon Limited | £37,500 p.a. | 21.02.20 26 | £36,500 | C70 |
| First - 740sq.ft Second – 707sq.ft Third – 515sq.ft | The Cyrenians Limited | £11,500 p.a. | 01.09.20 24 | £9,600 | E102 |

We are seeking offer in excess of £525,000 for the freehold interest which reflects a NIY of 8.9%.



GF Retail Unit



Upper Floor Offices

GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.

2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

6. These particulars were prepared March 2023 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.