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For Sale



Sainsburys Convenience Store Investment located
in Bawtry, South Yorkshire

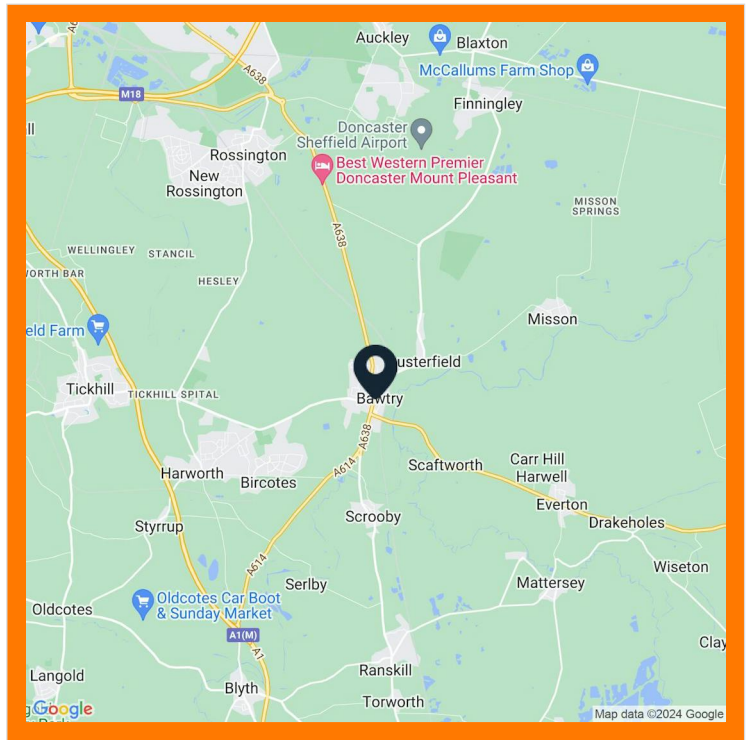
£995,000

Granby House, High Street, Bawtry, DN10 6JA

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[smcbrownillvickers.com](https://www.smcbrownillvickers.com)

- Modern ground floor convenience store investment let to Sainsburys
- Located in Bawtry, a popular market town location in South Yorkshire
- Passing rent of £61,979 pa, rising to £73,612 pa from 19th November 2024 (once the RPI index kicks in)
- First class tenant covenant: Sainsbury's Supermarkets Ltd
- Located on a busy High Street in a sought after location



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,755	348.85	Available
Total	3,755	348.85	

Description

The property was built approximately a decade ago and arranged over ground floor only, providing a retail premises occupied as Sainsbury's Local. The internal accommodation includes a sales area, stores and ancillary accommodation to the rear. The property forms part of a larger residential block of nine flats, which is not part of the sale.

The property benefits from car parking spaces to the side and rear.

Location

The property is located on High Street in Bawtry town centre, South Yorkshire. Bawtry is considered an upmarket location with a variety of boutiques, restaurant, pubs, hotels, cafes, and independent & national retailers.

The property is situated on the High Street close to its junction with Station Road in a central location. Bawtry is located 11 miles south east of Doncaster and approximately 2 miles from the A1 motorway network.

Tenure

The property is held on long leasehold for 999 years from 1st January 2014 at a peppercorn.

Tenancy Details

The property (ground floor) is let to Sainsbury's Supermarkets Ltd on a 15 year lease from 19th November 2014 (thus over 5 years left on the lease). The current passing rent is £61,979 pa, with a RPI index linked rent review on 19th November 2024, which will increase to £73,611 pa. Further details are available by request.

Website Address: www.sainsburys.co.uk

According to Sainsbury's annual report and Financial Statements 2024, for the year ended 2nd March 2024, Sainsbury's Supermarket plc reported a turnover £32.721 billion, a pre-tax profit of £701 million and a net worth of £6.868 billion.

Price

£995,000. We are informed VAT is payable on the price. A purchase at this level reflects a Net Initial Yield of 5.89% after allowing for purchaser costs, and 7% yield from 19th November 2024.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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