



**SITUATION**

Occupying a prominent trading position, backing on to the **Dinnington Interchange**, opposite the **Nottingham Building Society** and amongst other such multiples as **William Hill, Pound Stretcher, NatWest, HSBC, Your Move, Reeds Rains** as well as being nearby both a **Tesco Superstore** and an **Aldi**.

Dinnington is a South Yorkshire town located 10 miles east of Sheffield and 10 miles south of Doncaster benefiting from good road links via the A57 which links with the M1 (Junction 31) approx. 3 miles to the west.

**PROPERTY**

An end of terrace building comprising a **Deep Ground Floor Shop** benefitting from use of a side service road for unloading.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'1"
Internal Width	17'1"
Shop Depth	94'7"
Built Depth	119'10"
Sales Area	Approx. 1,590 sq ft
Store Area	Approx. 390 sq ft
WC	



**VAT is applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease (by way of service charge) to **Superdrug Stores Plc (having 800 branches) (T/O for Y/E 26/12/15 £1.1bn, Pre-Tax Profit £56.8m and Shareholders' Funds £192.7m)** for a term of 5 years from 24th June 2016 (**renewal of a previous lease**) at a current rent of **£17,250 per annum** exclusive.

**Note: The next door unit is currently under offer to Fultons Frozen Foods.**

**£17,250 per annum**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
Mayo Wynne Baxter - Tel: 01342 310 600  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts