



SITUATION

Located in a suburb of this market town serving the surrounding residential population. Mexborough lies approx. 5 miles north of Rotherham and 7 miles west of Doncaster, benefitting from good road links being only 4 miles east of the A1(M) via the A6023.

PROPERTY

A single storey building comprising a **Ground Floor Convenience Store with onsite parking for 5-6 cars**. In addition, there is also roadside parking available opposite.

ACCOMMODATION

Ground Floor Convenience Store

Gross Frontage	87'8"
Internal Retail Width	56'8"
Shop & Built Depth	33'7"
Sales Area	Approx 1,870 sq ft
Store Area	Approx 730 sq ft
Office, Chiller Cabinets, Kitchen, WC	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Limited** (see [Tenant Profile](#)) for a term of 20 years from 11th January 2010 at a current rent of **£27,427 per annum** exclusive (see [Note 1](#)).

Rent Review 2025



Note 1: The current rent is £24,842 p.a. which increases to £27,427 p.a. on 11th January 2020 which is prior to completion of this sale.

Note 2: 6 Week Completion

TENANT PROFILE

McColl's trade from over 1,600 stores throughout the UK with approximately three quarters of those being convenience stores and the remainder trading as newsagents. Their brands include McColl's, Martin's and R. S. McColl.

For the Y/E 25/11/18, Martin McColl Ltd reported a T/O of £835.3m, Pre-Tax Profits of £34.7m and Shareholders' Funds of £218.3m.

The combined group has a turnover in excess of £1.1bn. It employs over 22,000 full and part-time staff and is visited by over 5 million customers every week. The group company floated on the London Stock Exchange in 2014 and further information can be found at: www.mccollsplc.co.uk/investors

£27,427 p.a. (see [Note 1](#))

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Joint Auctioneers

Savoy Stewart
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Ref: Michael Braier
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Vendor's Solicitors

Stephen Goldberg
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For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page