

# FOR SALE



**THE CO OP BANK, 29 – 31 ST. SEPULCHRE GATE,  
DONCASTER, SOUTH YORKSHIRE, DN1 1TD**

- Freehold Bank Investment
- Let to The Co-operative Bank Plc
- Occupation for Over
- Redevelopment Potential
- Let Until September 2026



# FOR SALE – CITY CENTRE BANK INVESTMENT LET TO CO OP BANK

## INVESTMENT SUMMARY

Prime city centre bank premises let to the undoubted covenant of The Co Operative Bank Plc until September 2026, with various asset management & long term redevelopment opportunities.

- Prime city centre bank investment
- 383.80 Sq (4,131 Sq Ft) NIA
- Characterful, well-presented property
- Well located opposite the Frenchgate Centre
- Nearby occupiers include Virgin Money, Natwest, Halifax Bank, Costa, Santander Café Nero
- Long term redevelopment potential due to extensive uppers
- Excellent covenant strength – net worth over £1bn, cash of £2bn and assets of £25bn.

Inviting offers in excess of £450,000 reflecting an attractive NIY of 8.57% after purchaser's costs of 4.47%

### Contact

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## Location

The property is situated in a prime retail area of Doncaster, directly opposite the entrance to the Frenchgate Shopping Centre. It is surrounded by prominent businesses such as Nationwide, Savers, Virgin Money, Halifax, HSBC, Specsavers, and Café Nero, all of which enhance the area's connectivity.

Doncaster is a thriving city in South Yorkshire, located 32 miles southeast of Leeds and 22 miles northeast of Sheffield. Junction 3 of the M18 Motorway and Junction 38 of the A1 (M) are both within 3 miles of the town center. This location offers an outstanding opportunity for redevelopment. With its prime position and excellent transport links, this property is ideal for a variety of redevelopment projects.

## Description

A characterful, well presented bank premises situated over ground, first and second floors.

The ground floor provides the banking hall with counter area, meeting rooms and open plan store layout. The upper floors provide office, meeting and store rooms via two staircases.

## Accommodation

	Sq M	Sq Ft
<b>Ground Floor</b>	181	1,948
<b>First Floor</b>	87.20	939
<b>Second Floor</b>	66.62	718
<b>Lower Ground</b>	48.90	526
<b>Total</b>	383.80	4,131

Measurements provided by the VOA and on a NIA basis.

## Tenancy Information

Tenant: The Co Operative Bank Plc

Term: 5 years from 29<sup>th</sup> September 2021 (approx 2+ years remaining)

Repairs: Full repairing and insuring

Rent: £40,300 per annum exclusive

Co Op have occupied the premises for over 13 years.

## Covenant Information

The **co-operative bank**

The Bank has 50 branches throughout the UK and is the only high street bank in the UK with a customer led Ethical Policy.

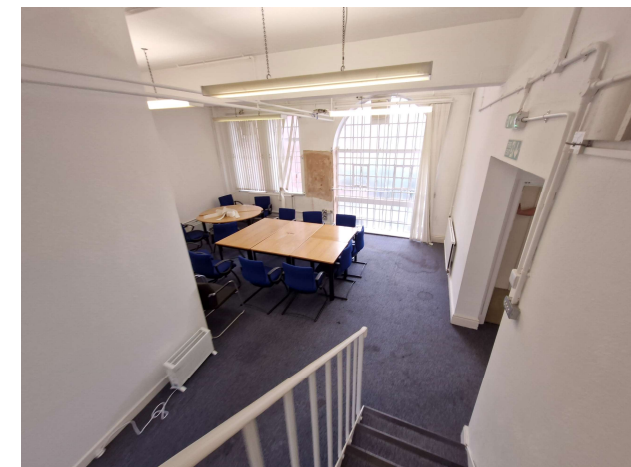
Undoubted excellent covenant strength, providing low risk, guaranteed income. Net worth over £1.26bn, cash in the bank of £2.7bn and assets of £25bn.

## Investment Proposal

Inviting offers in excess of £450,000 reflecting an attractive NIY of 8.57% after purchaser's costs of 4.47%

## Redevelopment Potential

We consider the property to have medium to long term redevelopment potential of the upper floors to provide residential accommodation.





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## Tenure

Freehold.

## Anti Money Laundering

Purchasers are required to comply with Anti Money Laundering Regulations.

## EPC

C (73)

## VAT

The property is subject to VAT but we anticipate the sale will be treated as a TOGC.

## Viewings

By appointment with the sole agents below:

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