

FOR SALE  
WELL SECURED LEISURE  
INVESTMENT OPPORTUNITY

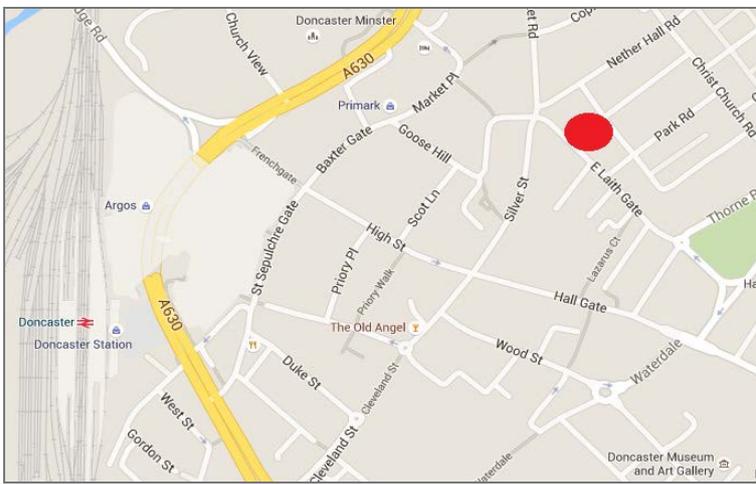


1 & 13 EAST LAITH GATE, DONCASTER, DN1 1NG

PRICE ON APPLICATION

- \ Let to Mecca Bingo Limited (part of the Rank Group Plc)
- \ Rental - £110,000 per annum exclusive
- \ Ten year lease (with tenant break at end of year five)

AVAILABLE SPACE  
2,145.4m<sup>2</sup> (23,094sq ft)



## LOCATION

The property is located in Doncaster and fronts onto East Laith Gate, on the eastern side of the town centre in a mixed retail/leisure area. The main accommodation is located at first floor level above a popular retail parade.

The town enjoys excellent communication links, being close to the main motorway network (A1, M18 and M62), and within 7 miles of Robin Hood International Airport. The main line rail station is close by and Sheffield is some 20 miles to the south west

## DESCRIPTION

The property comprises a first floor Bingo Hall which is located within a two storey retail block/parade. Access to the first floor is via a converted retail unit which forms the principal access to the property. A further ground floor unit is used as a fire exit. The first floor is serviced by an escalator, stairwell and lift.

Internally, the property is laid out to provide the main bingo hall, arcade area and bar/refreshment area, together with ancillary accommodation. Excellent tenant fit out.

The property has the following floor areas:-

	M <sup>2</sup>	SQ FT
Ground Floor	70.9	764
First Floor	2,074.5	22,330
<b>Total Floor Area</b>	<b>2,145.4</b>	<b>23,094</b>

In addition, the property also benefits from an open car park located adjacent to the rear of the building which can accommodate approximately 22 vehicles together with undercroft parking area providing space for a further 30 vehicles.

## RATEABLE VALUE

Description / Bingo Hall and Premises  
Rateable value / £110,000

## COVENANT

Mecca Bingo Limited is a wholly owned subsidiary of the Rank Group Plc who are a British gambling and leisure company which incorporates the brands of Mecca Bingo and Grosvenor Casinos. In the UK the company operates 55 casinos and 98 bingo halls together with online gaming and betting.

## TERMS

The property is let on an effective full repairing and insuring lease to Mecca Bingo Limited for a term of ten years from 25 December 2015. The rent for the first five year period of the term is £110,000 per annum exclusive. The lease incorporates a tenant's break at the end of the fifth year or if not exercised a rent review. **Offers are invited** for our clients freehold interest – full details on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:  
Eddisons  
Tel / 01274 734101  
Email / john.padgett@eddisons.com

REVISED JANUARY 2018  
SUBJECT TO CONTRACT  
FILE REF / 731.3725A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 01274 734101

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:  
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request

  
**Eddisons**

# Energy Performance Certificate

Non-Domestic Building



Mecca Bingo Club  
1c East Laith Gate  
DONCASTER  
DN1 1JG

Certificate Reference Number:  
0260-8937-0356-5800-1070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 163

This is how energy efficient the building is.

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 2398  
Building complexity (NOS level): 4  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 159.32

## Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

98 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.