

# FOR SALE

Prime Roadside Investment  
Let to Thrifty Car & Van Rental  
7.00% NIY

**Thrifty**  
CAR RENTAL

Thrifty Investment, Balby Road  
Doncaster, DN4 0RG

**FISHER  
GERMAN**



# THRIFTY- PRIME ROADSIDE INVESTMENT



Thrifty Car & Van Rental, 159-161 Balby Road,  
Doncaster, South Yorkshire, DN4 0RG



## INVESTMENT SUMMARY

Prime roadside site let on a 10 year lease to the undoubted covenant strength of Scots Group Ltd (t/a Thrifty Car & Van Rental). The site is located on the busy A630 Balby Road linking J36 of the A1 (M) and Doncaster town centre, with over 35,000 vehicle movements per day.

- 0.386 Acre Site
- Very prominent & visible roadside site
- 1,830 Sq ft Office/Reception over two floors
- Redevelopment potential
- 10 year lease from Dec 2019 at £37,500 pax
- 5 year tenant break and rent review
- Let to Scot Group Ltd t/a Thrifty (net worth £116.5m, turnover £140m)
- Separate vacant workshop space with a 12 month rent guarantee of £8,650 pax (£6 per sq ft)
- Combined income: £46,150 pax

**Asking: £625,000**

**Reflecting a NIY 7.00% (assuming costs of 5.08%)**



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# PRIME ROADSIDE INVESTMENT

## Location

The site sits in a prime position fronting the busy A630 Balby Road which links Doncaster to the A1 (M) at J36. The property is highly visible and benefits from dual access, with a return frontage from Burton Avenue. We understand there are over 35,000 vehicle movements past the site per day.

Balby Road is a popular location with local and national business with a number of automotive and food retail uses nearby, with McDonalds, Lidl, Enterprise Rent A Car, Direct Van Hire & Mercedes Benz Truck & Van a short distance away.

The town centre is just 1 mile away with J36 of the A1 being 0.4 miles away via A630 Balby Road.

Doncaster is the second largest town in the UK with a population of over 300,000 people and offers a strategic location at the heart of the UK. Doncaster is situated on this east coast mainline with more than 60 trains running through everyday and benefits from excellent road links via the M1, A1 and M18. Doncaster also boasts an internal airport flying to over 40 destinations. The ports of Humber are within a 45 minute drive of the town and from a retail perspective the expansion of the Frenchgate centre has significantly improved the retail Profile.

## Description

A prime roadside investment opportunity let to a fantastic covenant in Scots Group Ltd. The property comprises a 0.386 acre site with a well presented two storey office/reception and a vacant workshop space (accessed via Burton Ave).

The site is secure, surfaced and benefits from dual access points from A630 Balby Road and Burton Avenue.

The site has been occupied by Thrifty since 2010. The property is held over two freehold titles as shown on the plan.

## Accommodation

Description	Sq M	Sq Ft
Thrifty Reception	170.01	1,830 (NIA)
Vacant Unit	134.52	1,448 (GIA)

Site: 0.386 Acres

## Investment Opportunity

Rare opportunity to purchase a prime roadside retail investment with a quality tenant covenant, with good potential for long term redevelopment of the land.

Scot Group Ltd have a net worth of £116.5m and a turnover of £140m. Profit of £12m after tax.

Asking price is £625,000 for the freehold which reflects a Net Initial Yield of 7.00% assuming purchasers costs of 5.08%.

To be treated as a TOGC.

## Lease Terms

### Thrifty

- Term: 10 year lease from 20<sup>th</sup> December 2020
- Rent: £37,500 pax
- Upwards only 5 year OMR
- Tenant only 5 year break on 6 months notice

### Vacant Workshop

- 12 month rent guarantee
- £8,650 (£6 per sq ft)

Please note the unit is vacant as the vendor has used it themselves for ad hoc storage over the years.

## Business Rates

Rateable Value £14,000

## Services

Mains services are connected.

## EPC

Energy Performance Rating TBC

## Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

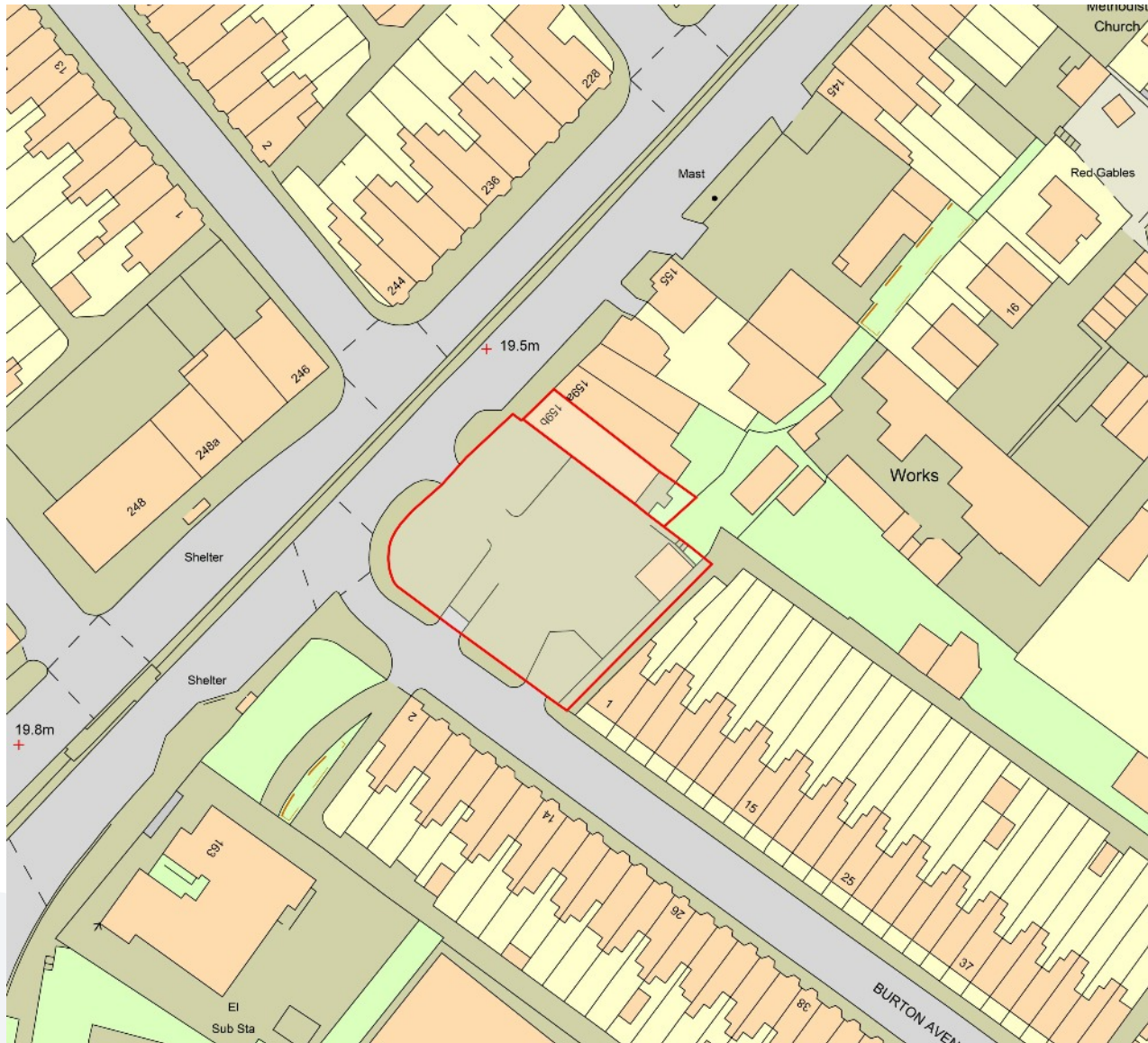
## Viewings

Strictly by prior arrangement with the agent.





# INVESTMENT - THRIFTY CAR & VAN RENTAL, DONCASTER, DN4 0RG



## Approximate Travel Distances



### Locations

- Doncaster Centre (1.2 miles)
- A1 (1.7 miles)
- Sheffield (22 miles)

### Sat Nav Post Code

- DN4 0RG



### Nearest station

- Doncaster (1.2 miles)



### Nearest Airports

- Doncaster Sheffield (9 miles)



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Particulars dated May 2021. Photographs dated June 2021.