ROWMS LANE TRADE PARK

MEXBOROUGH, ROTHERHAM S64 8AA

MULTI-LET TRADE INVESTMENT OPPORTUNITY

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Site outline for identification purposes only.

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INVESTMENT CONSIDERATIONS

- **Freehold.**
- Multi-let trade investment comprising trade counters, automotive and industrial uses.
- The property provides 11 trade/industrial units, a car showroom, a car wash and open storage land.
- The property extends to a combined 49,156 sq ft on a 3.82-acre site reflecting a **low site density of 29.2%.**
- The property is fully let on 12 leases to 11 tenants with a **WAULT of 5.97 years to expiry and 3.66 years to break.**
- Tenants include Screwfix, Toolstation, United Carpets, Perrys Motors and more.
- Passing rent of **£330,093 pa** reflecting a low average rent of **£6.07 psf on the buildings and £38,055per acre on the land.**
- **52.5% of the rental income is index linked.**
- The property has an **ERV of £411,711 p.a.** based on reversionary rents and uncapped RPI reviews.
- The site benefits from redevelopment potential over yard areas subject to necessary consents.
- The site has a 275m roadside frontage onto Rowms Lane (A6022) and has genuine break up potential.
- **85.7% of the income is secured against tenants of above-average covenant strength.**

PROPOSAL

Offers in excess of **£3,900,000 (Three Million Nine Hundred Thousand Pounds)**, subject to contract and exclusive of VAT. This reflects **net initial yield of 7.95%** after allowing for standard purchaser's costs of 6.53% and a **reversionary yield of 9.91%**.

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LOCATION

Mexborough is a well-established South Yorkshire market town located in the Dearne Valley between Rotherham and Doncaster. The town has a population of approximately 15,500 and has a long industrial heritage, historically associated with coal mining, manufacturing and engineering industries. Mexborough is strategically positioned approximately 6 miles north-east of Rotherham, 8 miles west of Doncaster, 15 miles north-east of Sheffield and circa 170 miles north of Central London.

- The property benefits from excellent road communications, with Rowms Lane providing direct access to the A6023 (Mexborough Relief Road), which links Mexborough with Wath-upon-Dearne and Conisbrough. The A630 is located a short distance to the south, providing connections to the A1(M), M18 and M1 motorway networks.
- Mexborough Railway Station is situated approximately 1 mile from the property and provides regular Northern and TransPennine Express services to Sheffield, Doncaster, Leeds and Hull, with onward connections to the national rail network.
- Doncaster Sheffield region benefits from access to major commercial centres across South Yorkshire, whilst Leeds Bradford Airport and East Midlands Airport are both accessible via the strategic motorway network.







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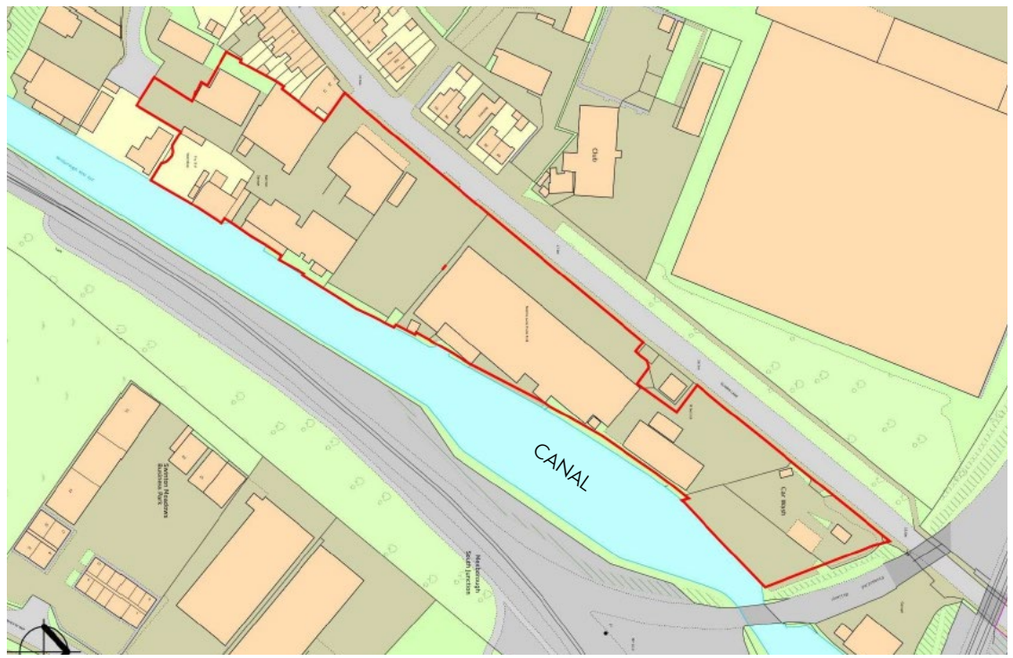
SITUATION

The property is situated on Rowms Lane and forms part of an established industrial and trade counter location between Mexborough and Swinton. The site occupies a prime position fronting the busy (A6022) Rowms Lane, a short distance from the Hartley Street Roundabout. This road is a key link between Mexborough town centre and Swinton, with approximately 14,000 vehicles passing the site daily.

The surrounding area comprises a range of industrial, warehouse, manufacturing and trade occupiers, together with nearby commercial estates serving the wider Dearne Valley and South Yorkshire markets. The location is recognised as one of the town's principal employment areas and benefits from a strong concentration of trade and industrial operators.

The location offers a strong labour pool and excellent connectivity across South Yorkshire, making it an established destination for industrial, logistics and trade counter occupiers.





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TENANCY

The property is let on 12 individual leases producing a total income of £330,093 pa reflecting a low average rent of £6.07 psf on the buildings and £38,055 per acre on the land. The property benefits from strong asset management potential with an ERV of £411,711 pa.

The property has a WAULT of 5.97 years to expiry and 3.66 years to break.

TENURE

Freehold - the property is being sold by way of numerous freehold titles.

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DESCRIPTION

Rowms Lane Trade Park comprises six modern trade counter style units, a car showroom with a forecourt, four industrial/workshop units, a compound/yard, and a car wash, all situated on a self-contained site.

Trade units 1 to 6 are of portal frame construction under a metal sheet roof, each benefiting from a loading door on the front elevation and shared parking areas for customers and staff.

To the north of the trade units is a communal tarmac car park with approximately 30 parking spaces, contributing to a total of around 60 spaces serving the trade element of the site.

Perrys occupy the majority of the southern section of the site, extending to 1.11 acres. This area includes a showroom, a workshop for car repairs, and a 0.5-acre car forecourt.

The workshops occupied by Perrys have recently undergone refurbishment, including a new roof.

The remaining areas comprise a car wash near the Hartley Street Roundabout, yard areas, and traditional industrial units. There are 6 access points into site.

There are three 40ft storage containers on site that are let by way of monthly licenses to private individuals.



ACCOMMODATION SCHEDULE

Unit	Tenant	Area (sq ft or acres)	Lease Start	Review	Lease Expiry	Rent pa	Per Sq Ft	ERV £ PSF	ERV £ PAX	Comments
1	The Little Town of Play Ltd	3,747	18th Sept 2024	18th September 2029 then every 5 years	17th Sept 2039	£26,390	£7.04	£7.75	£29,039	Break option 18th September 2034. Upwards only rent reviews.
2	Powerxfitness Ltd	3,991	7th Aug 2024	Annual	6th Aug 2029	£26,425	£6.62	£7.75	£30,930	Annual uncapped RPI increases from 7th August 2025.
3	Toolstation Ltd	4,092	2nd Aug 2019		1st Aug 2029	£28,284	£6.91	£7.75	£31,713	
4 & 5	United Carpets (Property) Limited	10,227	22nd Sept 2019		21st Sept 2029	£52,045	£5.09	£7.25	£74,146	Lease guaranteed by United Carpets Group Limited.
6	Screwfix Direct Ltd	4,350	24th Nov 2025	24th November 2030	23rd Nov 2035	£32,190	£7.40	£7.75	£33,713	Break option 24th November 2030. The lease is subject to 5 yearly upwards only OMRV.
Perrys 1 to 3	Perrys Motor Sales Ltd	Workshop 5,931 Showroom, Offices and Ancillary 3,696 Rear Stores and Tyre Store 2,608 **Total 12,235**	1st Jan 2025	1st January 2030	31st Dec 2034	£85,000	£6.95	£6.95	£85,000	Tenant break 1 Jan 2030. 18 month break notice. Review to RPI 1-3.5% (collar and cap). Includes 0.5 acre forecourt and separate workshops.
Unit 3 (rear)	Dean Allen	3,460	7th Feb 2020		6th Feb 2023	£4,200	£1.21	£7.50	£25,950	New lease being negotiated
Unit 4	Woodcraft Repetitions Ltd	2,390	7th Feb 2023	Annual	6th Feb 2028	£11,313	£4.73	£8.00	£19,120	Annual rolling break clause and RPI increases on 7th February. See (1)
Unit 5	Diesel Plant Services Ltd	1,498	7th Feb 2023	Annual	6th Feb 2028	£8,485	£5.66	£10.00	£14,980	Annual RPI increase on 7th February.
Unit 6	Wickersley Scaffolding Ltd	3,166	1st May 2026	Annual	30th Apr 2032	£24,000	£7.58	£7.58	£23,998	First 6 months at half rent. Tenant has a break clause on 5th anniversary. Annual RPI increases.
Car Wash Yard	Private	0.29 acres (12,632 sq ft)	1st November 2023	Annual	31st Oct 2033	£16,161	£1.28	£1.28	£16,000	Annual RPI increase.
Rear Storage Yard	United Carpets (Property) Limited	0.45 acres (19,602 sq ft)	12th Jan 2020		11th Jan 2025	£12,000	£0.61	£1.20	£23,522	Holding over. The buildings on the site are a tenant improvement. Lease guaranteed by United Carpets Group Plc.
3x Storage Containers	Private Individuals				Monthly Rolling License	£3,600			£3,600	There are three 40 ft storage containers on site that are let individually to private individuals on monthly rolling licenses.
TOTAL	**Buildings**	**49,156**				**£330,093**			**£411,711**	
	Yard	**0.74 acres (32,234 Sq ft)**								

(1) Repair Covenants limited but tenant has agreed to improve unit at their expense.
All leases are full repairing and insuring by way of a service charge for the previous 12 months, the service charge amounted to £44,134 pa (62 pence per sq ft). Full details available in the dataroom.

OCCUPATIONAL MARKET

Occupational market evidence around Mexborough and the nearby Denaby Main which is a short drive away, suggests prime rent tones up to £8.50 per sq ft, providing excellent opportunity for a considerable reversion.

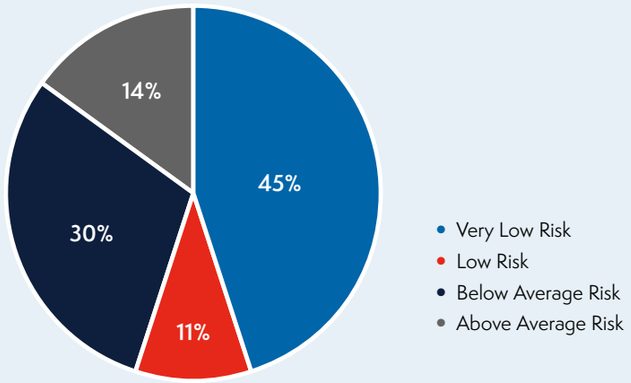
Prime trade counter rents in the nearby Doncaster area are between £12.50 and £13.50 per sq ft, which suggest there is considerable growth towards £10 per sq ft and beyond for Rowms Lane Trade Park.

Property	Tenant	Size (sq ft)	Type (Renewal/ New Lease)	Transaction Date	Term	Headline Rent PA (PSF)
Unit 4 Binder Industrial Estate, Denaby	Northcon Ltd	4,000	Renewal lease	December 2024	5 year lease, 3 year RPI review	£30,000 (£7.50)
Unit 5 Binder Industrial Estate, Denaby	Trimad	1,963	Renewal lease	September 2024	5 year lease with 2 and 4 year break with RPI review in year 3	£14,723 (£7.50)
Globe Court, Coalpit Road, Denaby, Doncaster	Unknown	3,101	New lease	Under offer	3 year lease	£26,358 (£8.50)
Howdens Joinery, Rowms Lane, Marriot Road, Mexborough	Howden Joinery Properties Limited	8,867	Lease renewal	May 2025	10 year lease with 5 year OMRR	£69,000 (£7.78)
Units 2 & 3 Toolstation, Merchant Way Trade Park, Doncaster	Toolstation	6,948	Rent review	October 2024	N/A	£76,845 (£11.06)
Donald Cooke Ltd, Silk Road, Doncaster	Donalde Cooke Ltd	2,750	New lease	July 2023	10 year lease with 5 year break	£37,500 (£13.67)
Unit 4 Merchant Way Trade Park Doncaster	Ahppy Hydro	3,095	Renewal	May 2026	5 year lease with 3 year review and break	£38,690 (£12.50)
1 Radiance Road, Doncaster	Park Electrical	9,500	New lease	March 2025	15 year lease no breaks with 5 yearly reviews	£104,500 (£11.00)



TENANT MIX

The property is let to a mixture of private national and local operators including Screwfix, Toolstation, United Carpets and Perrys. 85.7% of the income is secured against tenants of above-average covenant strength as displayed below:



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COVENANT

Screwfix Direct Limited (03006378)

Screwfix Direct Limited is one of the UK's leading retailers of trade tools, accessories, hardware and building products, serving both professional tradespeople and DIY customers through an extensive network of trade counters and its online platform. Founded in 1979 and headquartered in Yeovil, Somerset, the business has grown to become one of the UK's largest multi-channel trade retailers.

The company offers in excess of 75,000 products across key categories including electrical, plumbing, building materials, tools, kitchens, bathrooms, workwear and outdoor products. Continued investment in its store network, digital platform and rapid delivery services has supported strong growth and reinforced its position within the UK trade sector.

Screwfix Direct Limited is a wholly owned subsidiary of Kingfisher plc, the international home improvement group which also owns brands including B&Q, Castorama and Brico Dépôt. Kingfisher operates over 1,800 stores across several European markets and is listed on the London Stock Exchange.

For the year ended 31 January 2026, Screwfix Direct Limited reported sales of approximately £2.66 billion, representing growth of 4.7% year-on-year, driven by resilient demand from trade customers, expansion of its store estate and continued online growth.

	31/01/2024	31/01/2025	31/01/2026
Turnover	£2,419,800,000	£2,539,100,000	£2,658,900,000
Pre-Tax Profit	£241,000,000	£220,200,000	£244,700,000
Net Worth	£608,200,000	£779,300,000	£602,600,000

Toolstation Limited (04372131)

Toolstation Limited is one of the UK's leading suppliers of tools, hardware, building materials and home improvement products, serving both trade professionals and DIY customers through a nationwide branch network and online platform. Established in 2002, the business has grown significantly and now operates hundreds of branches across the UK, offering a broad range of products spanning tools, electrical, plumbing, heating, workwear and building supplies. Toolstation operates approximately 550 branches across the UK and employs approximately 5,200 employees.

Toolstation Limited is a wholly owned subsidiary of Travis Perkins plc, the UK's largest distributor of building materials and construction products. The wider group employs over 17,000 colleagues across a portfolio of market-leading businesses serving the construction and home improvement sectors.

For the year ended 31 December 2025, Toolstation Limited reported turnover of approximately £745 million, an increase of 3.4% year-on-year. Pre-Tax Profit increased to approximately £36.6 million showing an 85% increase year-on-year.

	31/12/2023	31/12/2024	31/12/2025
Turnover	£706,400,000	£720,100,000	£744,600,000
Pre-Tax Profit	£17,300,000	£19,800,000	£36,600,000
Net Worth	£127,100,000	£142,600,000	£142,500,000



Perrys Motor Sales Limited (00972286)

Perrys Motor Sales Limited is one of the UK's largest independently owned motor retail groups, specialising in the sale of new and used vehicles, vehicle servicing, repairs, MOT testing and the retail of parts and accessories. Founded in 1970, the business operates a network of dealerships across the UK representing a range of automotive manufacturers and serving both private and fleet customers.

Perrys Motor Sales Limited is a privately owned business headquartered in Northampton. With a trading history of over 55 years, the company has established itself as a longstanding participant in the UK motor retail market and employs in excess of 1,000 staff across its dealership network.

For the year ended 31 December 2025, Perrys Motor Sales Limited reported turnover of approximately **£571.9 million**.

	31/12/2023	31/12/2024	31/12/2025
Turnover	£597,567,000	£567,622,000	£571,939,000
Pre-Tax Profit	-£2,004,000	-£1,001,000	£14,000
Net Worth	£64,752,000	£61,684,000	£59,404,000

United Carpets Group Limited (05301665) (19.6%)

United Carpets Group is the UK's largest franchised flooring and bed retailer operating under the brand United Carpets & Beds.

The company started in Rotherham in 1997 and the now own 53 independently owned and family-run stores across the UK.

	30/09/2023	30/09/2024	30/09/2025
Turnover	£27,095,000	£114,500	£114,500
Pre-Tax Profit	£1,009,000	£1,000,000	£2,656,000
Net Worth	£4,805,000	£3,616,000	£5,536,000









EPC

The property has EPC ratings ranging between B and E. Please refer to our Dataroom for copies of the EPC certificates

We understand that all units comply with the proposed 2031 MEES for commercial properties.

VAT

The property has been elected for VAT. It is anticipated that the sale will be treated as a Transfer of Going Concern (TOGC).

ANTI-MONEY-LAUNDERING

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

For access to the Allsop data room please use the following link:

CLICK HERE

PROPOSAL

Offers in excess of **£3,900,000 (Three Million Nine Hundred Thousand Pounds)**, subject to contract and exclusive of VAT. This reflects **net initial yield of 7.95%** after allowing for standard purchaser's costs of 6.53% **and a reversionary yield of 9.91%**.

For further information or to make arrangements for viewing please contact:

allsop

Alex Butler
07801 219 888
alex.butler@allsop.co.uk

Oliver Powell
07341 000 121
oliver.powell@allsop.co.uk

Richard Gale
07527 388 024
richard.gale@allsop.co.uk

allsop.co.uk

FLINT REAL ESTATE

Ben Flint
07494 735 001
ben@flintrealestate.co.uk

Alexandra De Freitas
07538 844 869
alexandra@flintrealestate.co.uk

flintrealestate.co.uk

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