

PROMINENT RETAIL WAREHOUSE WITH LIMITED RETAIL COMPETITION AND REGEAR OPPORTUNITY

B&Q DONCASTER

WHITE ROSE WAY | DONCASTER | DN4 8SJ

Colliers





INVESTMENT SUMMARY

- Dominant retail warehouse investment strategically situated in Doncaster, located in the south of the city with **limited competing retail provision** in proximity.
- Large, affluent population with **225,670 people living in the 15 minute drivetime** radius.
- A purpose built retail warehouse unit totalling **103,247 sq ft** (9,592 sq m), with 582 surface car parking spaces, providing a ratio of 1:177.
- Let to **B&Q Limited** from 5th June 2023 expiring 4th November 2030 (**4.52 years unexpired**).
- The current passing rent is **£1,445,482 per annum**, reflecting £14.00psf.
- **Value add opportunities** include potential to engage with tenant to regear and extend the unexpired term. Tenant has approached the landlord to propose a lease extension regarding a potential regear.
- **Freehold**, 11.7 acre site, c. 30% site cover.

PROPOSAL

We are instructed to seek offers in excess of

£20,830,000

Net Initial Yield

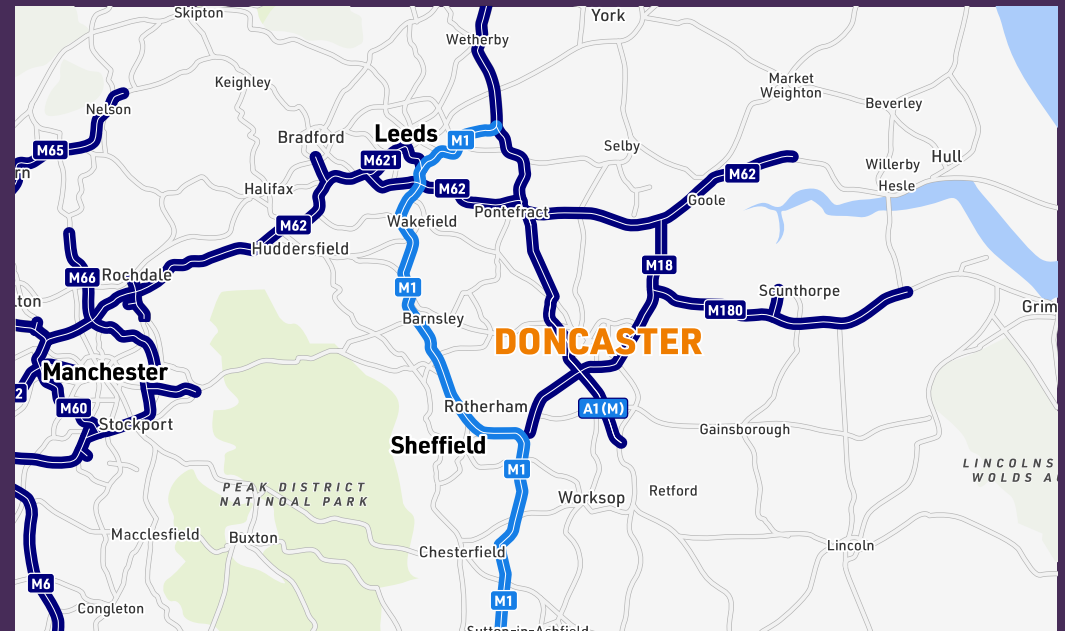
6.50%

Subject to contract and exclusive of VAT.
Yields are net of purchaser's costs of 6.75%.

LOCATION

The property is strategically located to the south of Doncaster close to the intersection of the M18 and A1 (M). Doncaster sits between the UK's major economic centres of London, Leeds and Sheffield, giving businesses access to large labour markets and consumer bases in the Midlands and the North. The city is situated approximately 22.9 miles (36.9 km) east of Sheffield, 33.3 miles (53.6 km) south of Leeds and 171 miles (275.2 km) north of Central London.

Doncaster sits near the River Don and is positioned on relatively flat land within the Don Valley. This location has historically made it an important transport and railway hub and subsequently benefits from excellent communications links.



COMMUNICATIONS

The area benefits from excellent communications links:



Doncaster has excellent road communications. The M1 is immediately west of Doncaster, the main north-south trunk route between London and the North of England. The M18 passes to the south east of Doncaster and is one of the town's most important road links, connecting Doncaster directly to the M1 and M62. The M62 connects Doncaster with Leeds, Manchester, Liverpool and the Humber ports.



Doncaster is a principal stop on the East Coast Main Line (ECML), one of Britain's main north-south railway arteries linking London King's Cross with Yorkshire, the north east, and Scotland. It is also a major rail junction, where routes diverge westward towards Leeds and West Yorkshire and south-west towards Sheffield and the Midlands. Doncaster has frequent fast services to London's Kings Cross (typically around 1 hour 40 minutes).



Doncaster Sheffield Airport is located at Finningley, approximately 6 miles (10 km) south east of Doncaster, which is due to reopen in 2026. Until Doncaster Sheffield Airport fully reopens, there are several other nearby airports, all within reasonable travel distance, including Leeds Bradford Airport (c. 32 miles northwest), Manchester Airport (c. 48 miles west), Humberside Airport (c. 32 miles east) and East Midlands Airport (c. 48 miles south).

STRATEGIC SITUATION

The subject property occupies a highly prominent position on White Rose Way, 1 mile north of J3 of the M18 motorway. The property is south of Doncaster City Centre, being 2.6 miles from the train station.

The property is situated within the Lakeside and Woodfield area. There is a limited supply of retail provision in the area which is predominantly industrial, including a large Amazon distribution hub. The main retail provision is a nearby Morrisons foodstore together with the Lakeside Village Outlet and the B&M and Porcelanosa solus units to the north on White Rose Way. Other nearby landmarks include Keepmoat Stadium and Lakeside Park.

The three closest B&Qs are all over 20 miles from the subject property. The nearest B&Q is located on Rawcliffe Road, Goole, a 23 minute drive away and comprising 34,779 sq ft GIA, whilst the 54,038 sq ft B&Q in Rotherham is situated 25 minutes drive and the 37,510 sq ft B&Q in Worksop 26 minutes drive.



CATCHMENT & DEMOGRAPHICS

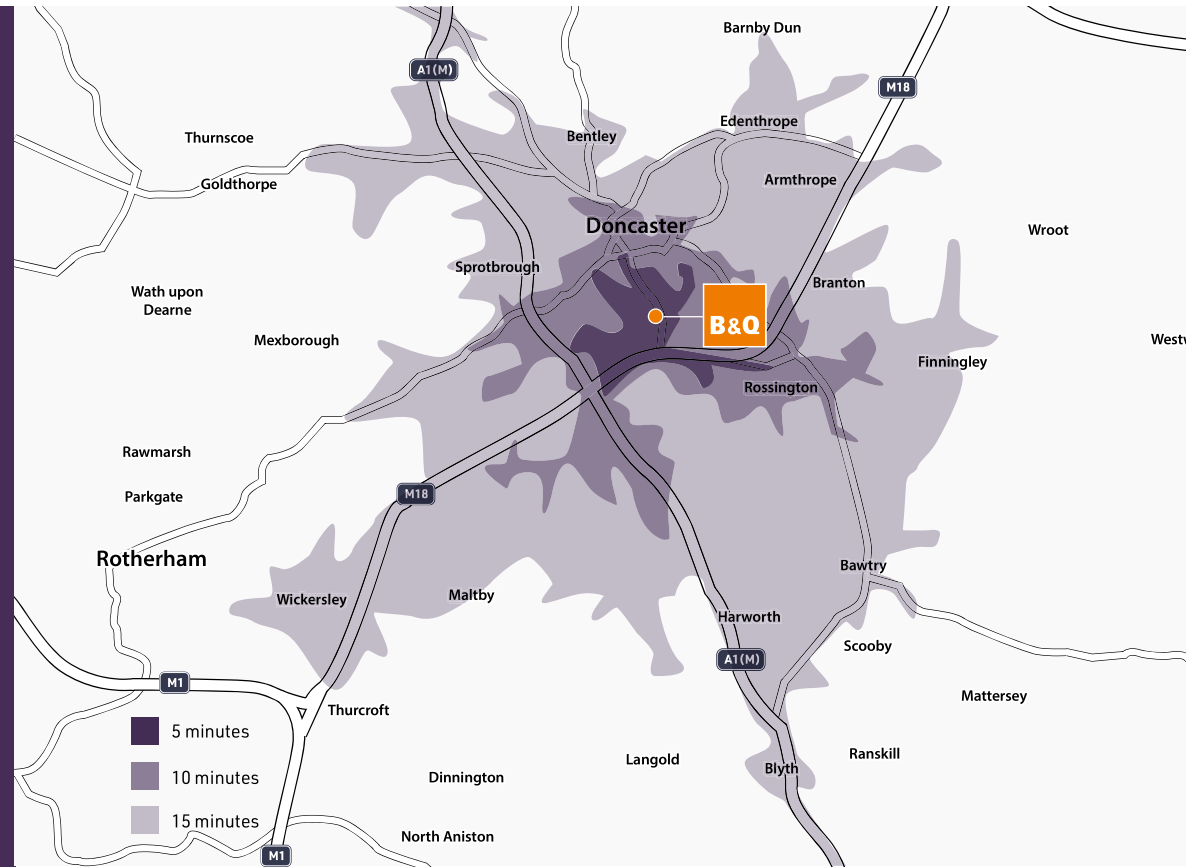
The subject property dominates the Doncaster primary catchment comprising 321,000 people (source: Promis).

Doncaster has seen 0.74% pa population growth between 2019-2024 and saw total retail expenditure in 2024 at £1,878m. The age profile is relatively young, with above average proportions of the population aged 0-15 and 25-44, reflecting therefore a population made up of young families and economically active individuals. In the 5 minute drivetime radius, over 38% of the total population are aged 25-44.

Doncaster has a moderate level of affluence compared with the national average, with the largest proportion of the population of Doncaster in the second most affluent social group, C1 (30%), compared with the PROMIS regional average of 33%. Major employers in Doncaster include the public sector (Doncaster Council & NHS), logistics (Amazon), manufacturing (Hitachi Rail, VolkerRail, Montracon) and education.



Drive Time	Population	Households
10 minutes	65,941	28,121
15 minutes	225,670	96,669
20 minutes	430,756	183,050



430,756
RESIDENTS
(within a 20-minute drive time catchment)

26%
POPULATION IN MOST AFFLUENT SOCIAL GROUP AB

321,000
PRIMARY CATCHMENT POPULATION

85%
CAR ACCESS
(one or more)

BULLRUSH
BUSINESS PARK

MORRISONS

HOLIDAY INN

WOODFIELD WAY

TRADE POINT



MORRISONS PFS

BALBY CARR BANK

CITY CENTRE

GARDEN CENTRE

A6182 WHITE ROSE WAY



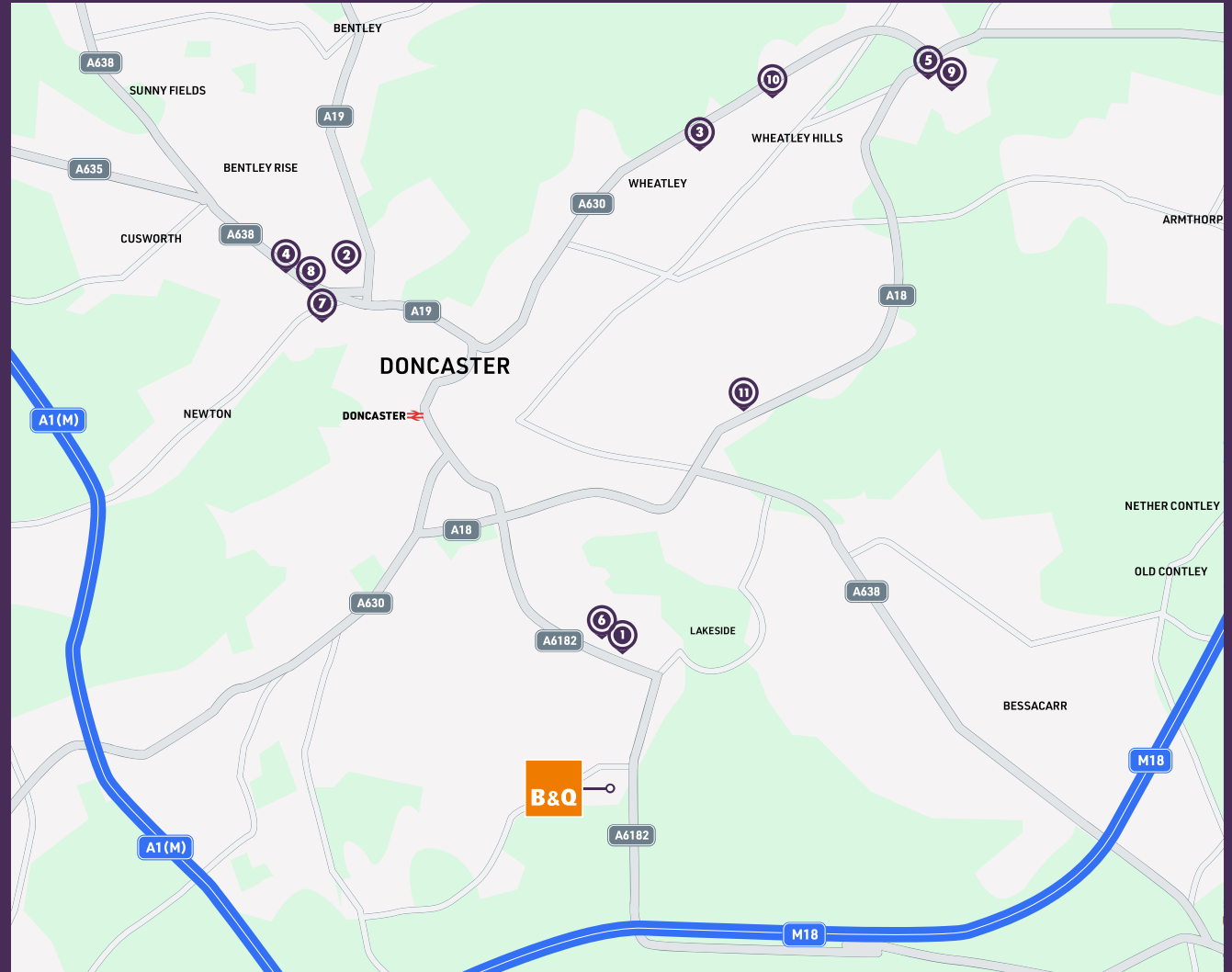
DONCASTER

JUNCTION 3
M18

RETAIL WAREHOUSING IN DONCASTER

There is a limited provision of retail warehousing in the area. The majority of retail warehousing is clustered to the north east and north west of the city. The only other retail warehousing in nearby proximity is the B&M and Porcelanosa solus units to the north on White Rose Way.

- 1 B & M unit**
DN4 5JH
Size: 27,100 sq ft
- 2 Centurion Retail Park**
DN5 9TF
Units: 9
Size: 92,382 sq ft
- 3 Crompton Retail Park**
DN2 4NB
Units: 9
Size: 57,500 sq ft
- 4 Danum Retail Park**
DN5 8AS
Units: 11
Size: 145,300 sq ft
- 5 Leger Retail Centre**
DN2 5DX
Units: 3
Size: 26,046 sq ft
- 6 Porcelanosa unit**
DN4 5NT
Size: 42,724 sq ft
- 7 Sprotbrough Road Retail Park**
DN5 8BN
Units: 4
Size: 18,417 sq ft
- 8 The Range unit**
DN5 8LY
Size: 67,064 sq ft
- 9 Thorne Road Retail Park**
DN2 4SG
Units: 7
Size: 86,500 sq ft
- 10 Wheatley Shopping Park**
DN2 4PE
Units: 15
Size: 229,680 sq ft
- 11 Wickes unit**
DN2 6AZ
Size: 28,701 sq ft



THE PROPERTY

The property comprises a purpose-built retail warehouse totalling 103,247 sq ft (9,592 sq m) arranged over ground floor, with outdoor garden centre and trade point counter. The building is of steel portal frame construction with a pitched roof. First floor offices are located along the eastern and part western elevations.

The property benefits from 582 dedicated surface car parking spaces, providing a strong car parking ratio of 1:177 sq ft.

Customer access to the property is via White Rose Way. Servicing is from a separate access road, with a fenced service yard to the rear of the property.

There is currently a fast food kiosk in the car park that is let on a licence from B&Q.

Opening Hours

Monday – Friday:	7.00am – 8.00pm
Saturday:	7.00am – 7.00pm
Sunday:	10.00am – 4.00pm

“A purpose built retail warehouse unit totalling 103,247 sq ft with 582 surface car parking spaces (ratio of 1:177)”

ACCOMMODATION

The property comprises the following Gross Internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground	103,247	9,592



TENANCY

The property is to be let to B&Q Limited from 5th June 2023 expiring 4th November 2030 (4.52 years unexpired). The current passing rent is £1,445,482 per annum, reflecting £14.00psf. The 2025 rent review was not activated.

“B&Q have reported strong financial growth: FY 25/26 B&Q sales reached £3,971m +3.9%”

COVENANT INFORMATION

B&Q Limited

Company Number: 00973387

B&Q

B&Q has been established since 1969 and is the UK's largest home improvement and garden living retailer with over 800 stores in the UK and over 23,000 employees.

B&Q Limited is a wholly owned subsidiary of Kingfisher Plc, an international home improvement company with over 2,000 stores operating in 8 countries. Their main brands are B&Q, Castorama, Screwfix and Trade Point.

In Kingfisher's latest financial results published in January 2026, B&Q reported growth in total sales for 2025 up +3.9% driven by volume, progress in trade and digital, customer transference from the closure of Homebase stores and strong seasonal performance in Q1. In particular, their E-commerce sales were up +21.5%, partly through a strengthening store-to-home fulfilment capability by expanding their Deliveroo partnership to more B&Q stores. TradePoint sales also grew to £935m +5.2%, accounting for 23.5% of B&Q total sales. The subject property in particular operates a large TradePoint offering. As part of this growth last year, B&Q saw market share gains, part of which can be attributable to converting 8 Homebase stores in early 2025 and TradePoint opening its first standalone store in Barking in March 2026.

It offers a secure credit rating of 100/100, 'very low risk'. A summary of the last three years of accounts is set out below:

Year Ending	31/01/2025 £'000	31/01/2024 £'000	31/01/2023 £'000
Sales Turnover	3,685,900	3,715,600	3,709,500
Pre-Tax Profit	259,100	188,800	139,800
Net Worth	4,562,000	4,353,000	4,458,000

PLANNING

The property benefits from non-food retail warehouse use under the provisions of the former Use Class A1.

SITE AREA

The total site area extends to approximately 11.7 acres (4.75 ha) with a site coverage of approximately 30%.



TENURE

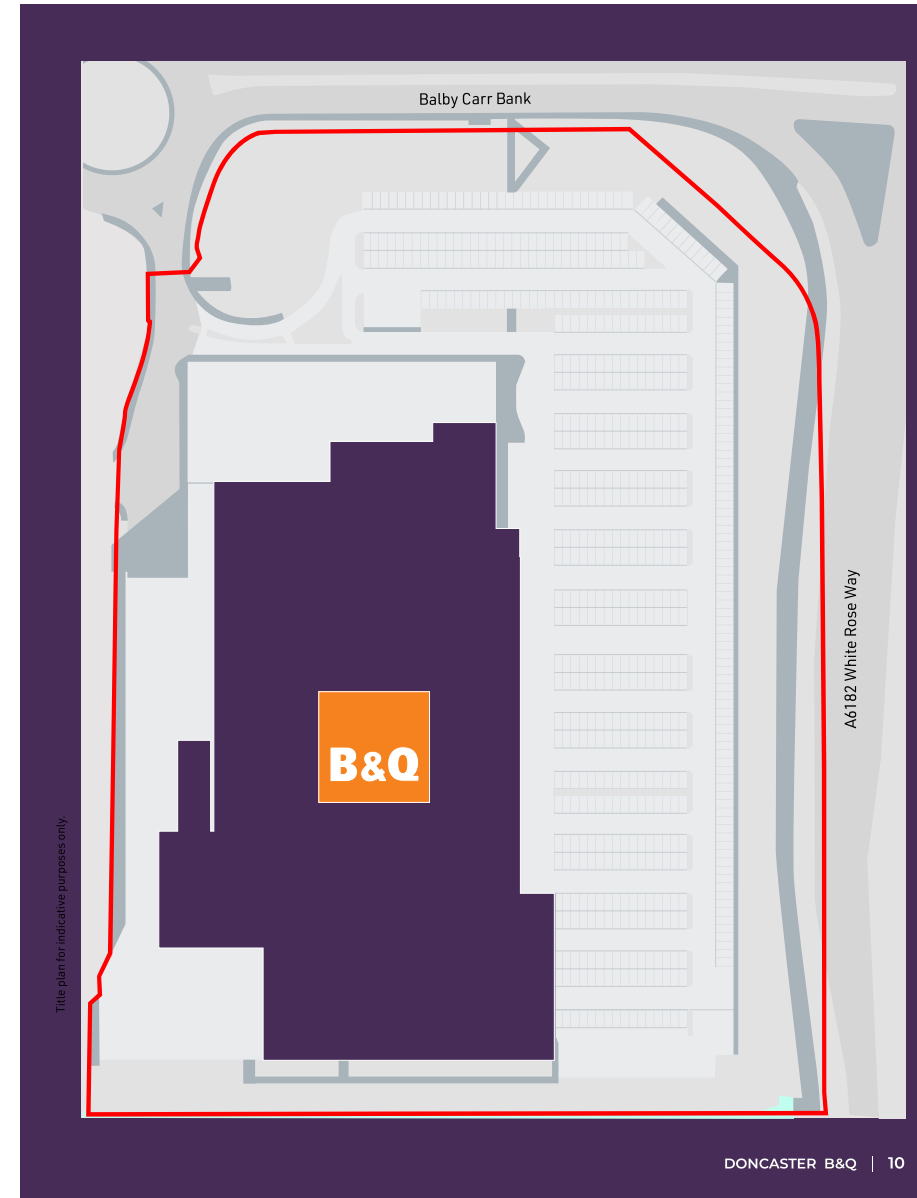
The property is held Freehold.

ASSET MANAGEMENT

Extend the term certain by regearing the lease to B&Q. Develop drive thru pod unit in the car park STP.



“Value add opportunities include potential to engage with tenant to regear and unexpired term.”



EPC

B-43 (Expires 30th November 2033). Compliant with proposed MEES legislation. A copy of the certificate is available upon request.

VAT

This property has been elected for VAT purposes and it is expected that the investment sale will be treated as a Transfer of a Going Concern (TOGC).

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed at the relevant time.

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