

Barnsley

Units 1-22 The Arcade
and 18/20 Market Hill
South Yorkshire
S70 2QP

- Freehold Shopping Arcade Investment
- A total of 26 units
- Town centre location
- Asset management opportunity
- Total Current Rents Reserved
£221,925 pa ⁽¹⁾

On the instructions of J Gershinson FRICS
and Ania Packman MRICS of Allsop LLP
acting as Joint Fixed Charge Receivers

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The Properties

Tenure

Freehold.

Location

Barnsley, with a population of 75,000, is located 15 miles north of Sheffield and 17 miles west of Doncaster. The town benefits from good road communications being situated adjacent to the M1 motorway (Junction 37). The property is situated in the town centre fronting Market Hill and also accessed via Eldon Street. Occupiers close by include HSBC, NatWest, Yorkshire and Lloyds banks, Ladbroke's and a number of bars and restaurants.

Description

The property is arranged on ground and two upper floors to provide a shopping arcade providing a total of 26 units under a canopied glass roof. The arcade extends further east but that does not form part of this lot.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent p.a.	Next Review/ Reversion
Unit 1	Stanforths (Rawmarsh) Ltd	44.87 sq m (483 sq ft)	10 years from 25.12.2000 FR & I	£11,000	Holding over
Unit 1A	Vacant	Ground Floor 87.33 sq m (940 sq ft) First Floor 87.33 sq m (940 sq ft) First Floor Storage 63.92 sq m (688 sq ft) Second Floor Storage 152.36 sq m (1,640 sq ft)			
Unit 2/4	R Spencer & R Shaw	Ground Floor Net Sales Area 124.95 sq m (1,345 sq ft) Ancillary Storage 16.54 sq m (178 sq ft) Office 5.39 sq m (58 sq ft) Storage 47.47 sq m (511 sq ft)	10 years from 03.04.2006 until 02.04.2016 FR & I	£27,000	Rent Review 2011
Unit 3	Lan Thi Bui (on assignment)	Ground Floor Sales 55.74 sq m (600 sq ft)	6 years from 25.07.2008 until 24.07.2014 FR & I	£13,400	Rent Review 2011
Unit 4A	Kennedy Travel (Yorkshire) Ltd	Ground Floor Net Sales Area 151.15 sq m (1,627 sq ft) Basement 106.37 sq m (1,145 sq ft)	10 years from 20.05.2005 until 19.05.2015 FR & I	£26,000	Reversion 2015
Unit 5	Vacant	Ground Floor Net Sales Area 51.56 sq m (555 sq ft) First Floor Storage 43.94 sq m (473 sq ft)			
Unit 6	Dale Arron Hair & Beauty Ltd	Ground Floor Net Sales Area 89.37 sq m (962 sq ft) First Floor Storage 50.07 sq m (539 sq ft)	Term agreed 3 years from 29.09.2012 (2) Tenant's option to break in 18 months on 6 months' notice FR & I	£16,500 (1)	Reversion 2015
Unit 7	Susan Oldroyd	Ground Floor Net Sales Area 30.19 sq m (325 sq ft) First Floor Storage 10.68 sq m (115 sq ft)	6 years from 29.09.2007 until 29.09.2013 FR & I	£7,500	Reversion 2013
Unit 12	Mrs D Rushforth	Ground Floor Net Sales Area 40.23 sq m (433 sq ft) First Floor Storage 32.79 sq m (353 sq ft)	10 years from 11.01.2004 until 10.01.2014 FR & I	£8,750	Rent Review 2009
Unit 8/10	Mrs K Steer & Mr A Mullick	Ground Floor Net Sales Area 86.40 sq m (930 sq ft) First Floor Storage 65.49 sq m (705 sq ft)	10 years from 09.12.2008 until 08.12.2018 FR & I	£17,875 rising to £19,750 p.a. on 19.12.12	Rent Review 2013
Unit 9	Vacant	Ground Floor Net Sales Area 29.26 sq m (315 sq ft) First Floor Storage 16.82 sq m (181 sq ft)			
Unit 11/13	Nicholas Paul Noble	Ground Floor Net Sales Area 48.49 sq m (522 sq ft) First Floor Storage 30.19 sq m (325 sq ft)	10 years from 15.06.2006 until 14.06.2016 FR & I	£13,000 reduced to £10,000 p.a. until 21.12.2012 (1)	Rent Review 2011
Unit 14	Cartridge World Retail Ltd (Not in occupation)	Ground Floor Net Sales Area 37.11 sq m (399 sq ft) First Floor Storage 13.47 sq m (145 sq ft)	3 years from 31.07.2009 until 30.07.2012 FR & I	£8,650	Reversion 2012
Unit 15	Fosters Bakery (Staincross) Ltd	Ground Floor only 18.67 sq m (201 sq ft)	10 years from 24.06.2005 until 23.06.2015 FR & I	£5,250	Reversion 2015
Unit 16/18	Hidden Hearing Ltd	Ground Floor Net Sales Area 78.87 sq m (849 sq ft) First Floor Storage 23.78 sq m (256 sq ft)	10 years from 25.10.2006 until 24.12.2016 FR & I	£17,500	Reversion 2016
Unit 17	Vacant	Ground Floor Net Sales Area 15.79 sq m (170 sq ft) First Floor Storage 29.82 sq m (321 sq ft)			
Unit 19	Koffi Bean Co Ltd	Ground Floor Net Sales Area 17.19 sq m (185 sq ft) First Floor Storage 11.71 sq m (126 sq ft)	Term agreed 9 years from 27.01.2012 until 26.01.2021 (2) Tenant break option at 3rd & 6th years FR & I	£5,500 p.a. (1)	
Unit 20	Mr P Potter	Ground Floor Net Sales Area 34.65 sq m (373 sq ft) First Floor Storage 14.59 sq m (157 sq ft)	13 years from 22.07.2002 until 04.08.2015 FR & I	£8,250	Rent Review 2012
Unit 21	Miriam White	Net Sales Area 21.92 sq m (236 sq ft) First Floor Storage 16.82 sq m (181 sq ft)	5 years from 20.12.2010 until 19.12.2015 FR & I	£7,000	Rent Review 2013
Unit 22	Mr P & Mrs K Potter	Ground Floor Net Sales Area 40.32 sq m (434 sq ft) First Floor Net Sales Area 17.65 sq m (190 sq ft) First Floor Storage 8.83 sq m (95 sq ft)	10 years from 05.08.2005 until 04.08.2015 FR & I	£8,750	Rent Review 2010
18/20 Market Hill	Y Mir	Ground Floor Net Sales Area 67.45 sq m (726 sq ft) Mezzanine (1) Net Sales Area 43.38 sq m (467 sq ft) First Floor Net Sales Area 292.27 sq m (3,146 sq ft) Mezzanine (2) Net Sales Area 43.38 sq m (467 sq ft) Second Floor Net Sales Area 157.65 sq m (1,697 sq ft) Basement 84.35 sq m (908 sq ft)	Term agreed 5 years from 29.09.2010 (2) until 28.09.2015 at £20,000 p.a. IR & I	£20,000 p.a. (1)	Reversion 2015
		Total Floor Area 2,658.57 sq m (28,617 sq ft)			

(1) In respect of Units 6, 19 and 18/20 Market Hill, the leases have not been completed but the tenants are in occupation. In respect of unit 11/13, the rent is reduced to £10,000 p.a.
A schedule of arrears is available in the legal pack.
NB. Areas and accommodation provided by Managing Agents.

Total £221,925 p.a. (2)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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