

Barnsley

Units 1, 1A & 3

The Arcade

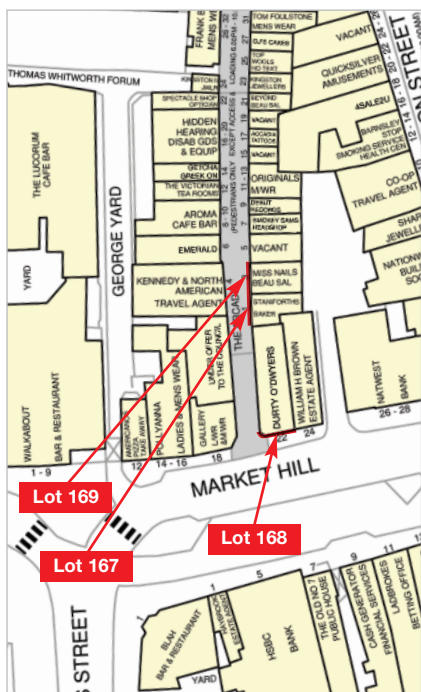
South Yorkshire

S70 2QP

- Leasehold Shop Investment
- Three units offered individually
- Town centre location
- Total Current Gross Rents Reserved

£37,750 pa
for Three Lots

SIX WEEK COMPLETION
AVAILABLE



Tenure

Leasehold. To be sold on a new 999 year lease from completion at £100 per annum, doubling every 50 years.

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 properties are situated in the town centre fronting Market Hill and also accessed via Eldon Street. Occupiers close by include HSBC, NatWest, Yorkshire and Lloyds banks, Ladbrokes and a number of bars and restaurants.

Description

The properties are arranged on ground and two upper floors to provide a pub (on Market Hill), a bakery/sandwich shop and nail bar, three units forming part of an arcade providing a total of 26 units under a canopied glass roof. The remainder is not included in the sale.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
167	Unit 1	Staniforths (Rawmarsh) Limited t/a Staniforth Bakery (1)	44.87 sq m (483 sq ft)	3 years from 25.03.2013. FR & I Tenant's option to determine on 3 months' notice, after 1st anniversary	£7,500 p.a.	Reversion 2016
168	Unit 1A	G Baraclough & B Cassell t/a Durty O'Dwyers	Ground Floor 87.33 sq m (940 sq ft) First Floor Storage 87.33 sq m (940 sq ft) Second Floor Storage 63.92 sq m (688 sq ft) 152.36 sq m (1,640 sq ft)	5 years from 15.05.2013 FR & I	£18,000 p.a.	Rising rents from year 2 (2)
169	Unit 3	Lan Thi Bui (on assignment) t/a Nail Bar	Ground Floor Sales 55.74 sq m (600 sq ft)	6 years from 25.07.2008 FR & I	£12,250	Reversion 2014

NB. Areas and accommodation provided by Managing Agents.

(1) Staniforths trade from 20 outlets in South Yorkshire. www.staniforth-rawmarsh.co.uk

(2) Rents rise in years 2 and 3 to £20,000 per annum, year 4 to £22,000 per annum and year 5 to £25,000 per annum.

Total £37,750 p.a.

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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