

South Elmsall **19 Barnsley Road** **Pontefract** **West Yorkshire** **WF9 2RN**

- **Freehold Shop and Ground Rent Investment**
- Shop let to William Hill Organization Limited
- Shop lease expires 2023 (1)
- 2018 Rent Review outstanding
- VAT not applicable
- Total Current Rents Reserved
£12,251 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

South Elmsall is located between Leeds and Doncaster, some 9 miles south of Pontefract and 11 miles north-east of Barnsley. The town is some 4 miles west of the A1(M), junction 38.

The property is situated on the south side of Barnsley Road, the main retail thoroughfare for the town.

Occupiers close by include Superdrug, Greggs, Specsavers, Heron Foods and Fulton Foods, amongst others.

Description

The property is arranged on ground and one upper floor to the rear. The ground floor provides a William Hill betting office, whilst the first floor rear store has been sold on a long lease and intercommunicates with the adjoining property, which does not form part of this lot.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 100 Band D (Copy available on website).

| Present Lessee | Accommodation | | | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|--|---|-----------------------------|----------------------------------|--|------------------------|---------------------------|
| William Hill Organization Limited (2) | Gross Frontage Net Frontage Built Depth | 7.45 m 5.85 m 17.20 m | (24' 5") (19' 3") (56' 5") | 10 years from 21.01.2013 Rent review at 5th year Tenant option to break 21.01.2021 (1) Effectively FR & I | £12,250 p.a. | Rent Review 2018 |
| D&D Price | First Floor Rear Store | | | 125 years from 18.10.1999 IR & I with an insurance contribution of 20% | £1 p.a. | Reversion 2124 |
| (2) No. of Branches: 2,300. Website Address: www.williamhill.com | | | | | Total £12,251 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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