



Warren James were closed at time of inspection but continue to trade

There are ongoing improvement works to Cheapside and the new Glass Works Development

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 a prominent position on the west side of the pedestrianised Cheapside, which forms part of the town centre's main retailing pitch, close to the junction with New Street and The Mall Alhambra Shopping Centre. The Glass Works Shopping Centre (under development) is located opposite and will provide 26 shops, a 13-screen Cineworld, Superbowl UK and 7 restaurants, community facilities and some 500 car parking spaces (Phase 1 opening late 2018).

Occupiers close by include Lloyds Bank, Superdrug, Boots, Topshop, Primark, O2 and New Look, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with storage and staff ancillary accommodation on the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	5.30 m	(17' 5")
Net Frontage	4.65 m	(15' 3")
Shop Depth	12.80 m	(41' 11")
Built Depth	17.90 m	(58' 8")

Ground Floor	72.90 sq m	(785 sq ft)
First Floor	24.80 sq m	(267 sq ft)
Total	97.70 sq m	(1,052 sq ft)

NB. Floor areas sourced from www.voa.gov.uk

Tenancy

The entire property is at present let to THE BODY SHOP INTERNATIONAL PLC for a term of 5 years from 20th July 2016 at a current rent of £50,000 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Over 3,000 stores across 66 countries.

Website Address: www.thebodyshop.com

For the year ended 31st December 2017, The Body Shop International plc reported a turnover of £797m, a pre-tax profit of £27m, shareholders' funds of £272m and a net worth of £109m. (Source: Experian 05.06.2018.)

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.

Barnsley

42 Cheapside

South Yorkshire

S70 1RU

- **Town Centre Freehold Shop Investment**
- Let to The Body Shop International plc until 2021
- Well located on the pedestrianised Cheapside opposite the new Glass Works Shopping Centre (opening 2018)
- Close to Lloyds Bank, Boots and O2
- Current Rent Reserved
£50,000 pa

SIX WEEK COMPLETION AVAILABLE



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

Seller's Solicitor Alexandra Townsend-Wheeler, Forsters. Tel: 0207 399 4810 e-mail: alexandra.townsend-wheeler@forsters.co.uk