

Barnsley

3 Blucher Street

South Yorkshire

S70 1AP

- Freehold Commercial Investment
- Let to Phoenix House, a registered charity
- No VAT applicable
- Current Rent Reserved

£7,500 pa

SIX WEEK COMPLETION AVAILABLE



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 within the town centre on the west side of Blucher Street, south of the junction with Pitt Street. Occupiers close by include YMCA (adjacent), Royal Mail Sorting Office and Barnsley Hospice Charity Shop.

Description

The property is arranged on ground floor only and is used by the lessee as a drop in centre.

The property provides the following accommodation and dimensions:

Gross Frontage	7.85 m	(25' 9")
Net Frontage	5.90 m	(19' 4")
Shop & Built Depth	10.50 m	(34' 5")
Ground Floor	70.8 sq m	(763 sq ft)

Tenancy

The entire property is at present let to PHOENIX HOUSE for a term of 5 years from 1st May 2013 at a current rent of £7,500 per annum. The lease contains full repairing and insuring covenants and a tenant's option to break on 6 months' notice should the tenant's funding be withdrawn.

Tenant Information

'In 2010 we were proud to celebrate our 40th birthday and to reflect on the contribution that Phoenix Futures has made over four decades in helping individuals, families and communities recover from drug and alcohol problems.' (Source: www.phoenix-futures.org.uk) For the year ended 31st March 2013 Phoenix House reported a turnover of £23,081,253, a pre-tax profit of £1,299,232, shareholders' funds of £7,006,748 and a net worth of £7,006,7458. (Source: riskdisk 07.01.2014).

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

For EPC Rating please see website.

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 Ms J Grimes, Bury and Walkers. Tel: 01226 733 533 e-mail: j.grimes@burywalkers.com