

Barnsley
6-8 Peel Square
South Yorkshire
S70 1YA

- **Freehold Shop Investment**
- Let on a new 11 year lease to Vision Value Opticians Ltd expiring 2027 (no breaks)
- Prominent pedestrianised town centre location opposite Greggs
- No VAT applicable
- Rent Review 2021
- Current Rent Reserved
£42,000 pa



Tenure
Freehold.

Location
Barnsley, with a population of circa 91,000, is located 15 miles north of Sheffield, 17 miles west of Doncaster and 25 miles south of Leeds. The town benefits from good road communications being situated adjacent to the M1 Motorway (Junction 27). The property is situated on the south side of Peel Square, close to the junction with Market Street in the heart of the town centre. Occupiers close by include Greggs (opposite), William Hill, The Co-operative Bank, Leeds Building Society, Boots, Card Factory and Betfred.

Description
The property is arranged on ground and one upper floor to provide a ground floor shop, presently trading as an opticians, with ancillary storage above.

The property provides the following accommodation and dimensions:

Gross Frontage	8.20 m	(26' 12")
Net Frontage	6.95 m	(22' 10")
Shop Depth	6.10 m	(19' 11")
Built Depth	31.75 m	(104' 2")

Ground Floor	156.65 sq m	(1,686 sq ft)
First Floor	89.15 sq m	(960 sq ft)
Total	245.8 sq m	(2,646 sq ft)

Tenancy
The entire property is at present let to VISION VALUE OPTICIANS LTD for a term of 11 years from 10th October 2016 at a current rent of £42,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
No. of Branches: 6.
Website Address: www.ivisionopticians.com

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

