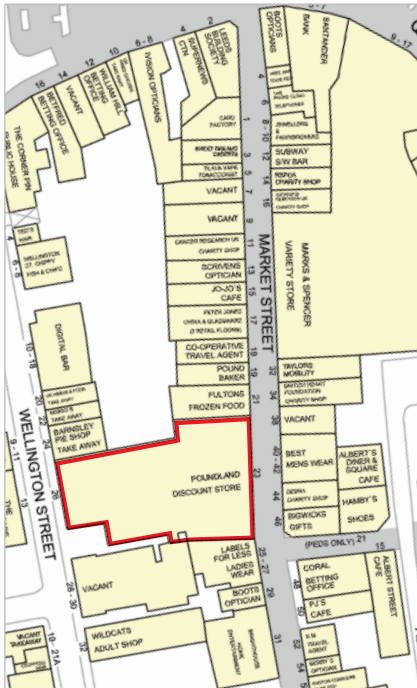


## Barnsley

### 23 Market Street South Yorkshire S70 1SL

- **Freehold Shop Investment**
- Let to Poundland Ltd until 2021 (no breaks)
- Comprises 1,775.6 sq m (19,112 sq ft) over ground, first and second floors
- Pedestrianised position near Marks & Spencer
- Current Rent Reserved  
**£90,000 pa**

**EIGHT 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 in the pedestrianised town centre adjacent to Fulton's Frozen Foods, and near Coral, Co-op Travel, British Heart Foundation, Brighthouse, Boots Opticians and Marks & Spencer.

#### Description

The property is arranged on ground and two upper floors to provide a large regular store on ground floor with storage and ancillary accommodation above.

The property provides the following accommodation and dimensions:

<b>Ground Floor (Sales)</b>	<b>689.15 sq m</b>	<b>(7,418 sq ft)</b>
<b>First Floor</b>	<b>866.0 sq m</b>	<b>(9,321 sq ft)</b>
<b>Second Floor</b>	<b>220 sq m</b>	<b>(2,372 sq ft)</b>
<b>Total</b>	<b>1,775.15 sq m</b>	<b>(19,112 sq ft)</b>

#### Tenancy

The entire property will be let to POUNDLAND LTD for a term of 5 years from 25th March 2016 at a current rent of £90,000 per annum. The lease contains full repairing and insuring covenants. The lease contains a 12 month rent free period which the vendor will top up by way of a reduction in the purchase price, so that the buyer effectively receives £90,000 p.a. from completion until the expiry of the rent free period.

#### Tenant Information

No. of Branches: 450.

Website Address: [www.poundland.co.uk](http://www.poundland.co.uk)

For the year ended 29th March 2015, Poundland Ltd reported a turnover of £1.111 billion, a pre-tax profit of £45.92 million, and shareholders' funds and a net worth of £93.866 million. (Source: Experian 07.01.2016.)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

EPC Rating 79 Band D (Copy available on 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 C Hamilton, JMW Solicitors. Tel: 0161 828 1819 e-mail: [claire.hamilton@jmw.co.uk](mailto:claire.hamilton@jmw.co.uk)