

# **Barnsley** **74 Market Street** **33 New Street** **South Yorkshire** **S70 1SN**

- **Leasehold Town Centre Shop Investment**
- Part let to Sense on a lease expiring in 2025 (1)
- Part let to GI Group Recruitment Ltd who are holding over (2)
- Close to The Mall Alhambra Shopping Centre and multi storey car park
- No VAT applicable
- Total Current Gross Rents Reserved **£46,000 pa (3)**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Temporary road closure, new photographs will be added to the online catalogue

## **Tenure**

Leasehold. Held for a term of 125 years from 29th May 1998 (thus having approximately 106½ years unexpired) at a peppercorn ground rent.

## **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 on a prominent corner position in the town centre at the junction of the pedestrianised New Street and Market Street, close to The Mall Alhambra Shopping Centre where occupiers include Next, TK Maxx, Primark and Wilkos.

Other occupiers nearby include Alhambra Shopping Centre, Lloyds Bank, Yorkshire Bank, Iceland and Morrisons amongst others.

## **Description**

The property is arranged on ground floor only to provide two ground floor shop units forming part of a larger building not included in the sale.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

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

## **Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
33 New Street	Sense, The National Deaf, Blind and Rubella Association (4)	Ground Floor 155.87 sq m (1,671 sq ft)	10 years from 27.10.2015 (1) Rent review every 5th year Effectively FR & I by way of service charge	£26,000 p.a. (3)	Rent Review 2020
74 Market Street	GI Group Recruitment Ltd (5)	Ground Floor 134.30 sq m (1,446 sq ft)	5 years from 07.04.2011 Effectively FR & I by way of service charge	£20,000 p.a.	Holding over (2) Section 25 served

NB. Not inspected by Allsop. Floor areas sourced from [www.voa.gov.uk](http://www.voa.gov.uk)

(1) There is a tenant's option to break at the end of the 5th year.

(2) A Section 25 notice was served on the Tenant to expire 27th December 2016 proposing a new 10 year lease at £23,000 per annum. The matter remains outstanding.

(3) The lessee has a 12 month rental concession to £13,000 per annum which will expire on 26th October 2016, from which date the full rent of £26,000 per annum will therefore be payable.

(4) Website Address: [www.sense.org.uk](http://www.sense.org.uk)

(5) [www.gigroup.com](http://www.gigroup.com)

For the year ended 31st December 2015, GI Group Recruitment Ltd reported a turnover of £232m, a pre-tax profit of £2.4m, shareholders' funds of £11.44m and a net worth of £9.9m. (Source: riskdisk.com 09.09.2016.)

**Total £46,000 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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