

# **Barnsley** **Units 2-4 High Street** **Shafton** **South Yorkshire** **S72 8WL**

- **Leasehold Convenience Store Investment**
- Let to Sainsbury's Supermarkets Limited on a lease expiring in 2022
- Established residential area, adjacent to a health centre and pharmacy
- Rights to use 27 car parking spaces
- Current Gross Rent Reserved  
**£49,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



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



## **Tenure**

Leasehold. Held for a term of 125 years from 8th March 2007 (thus having some 115 years unexpired) at a fixed ground rent of £300 per annum.

## **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 in the suburb of Shafton, 5 miles to the south-east of the town centre, in an established residential area. Occupiers close by include Highgate Surgery and Shafton Pharmacy.

## **Description**

The property is arranged on ground floor only to provide a convenience store with rights to use 27 car parking spaces in the rear car park. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:  
**Ground Floor** **345.00 sq m (3,715 sq ft)**

## **Tenancy**

The property is at present let to SAINSBURY'S SUPERMARKETS LIMITED for a term of 15 years from 23rd February 2007 at a current rent of £49,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## **Tenant Information**

Website Address: [www.sainsburys.co.uk](http://www.sainsburys.co.uk)  
For the year ended 12th March 2016, Sainsbury's Supermarkets Limited reported a turnover of £23.168bn, a pre-tax profit of £406m, shareholders' funds of £4.608bn and a net worth of £4.458bn. (Source: Experian 24.08.2017.)

## **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 61 Band C (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** R Smith Esq, HLW Keeble Hawson. Tel: 0114 252 1419 e-mail: [richardsmith@hlwkeeblehawson.co.uk](mailto:richardsmith@hlwkeeblehawson.co.uk)