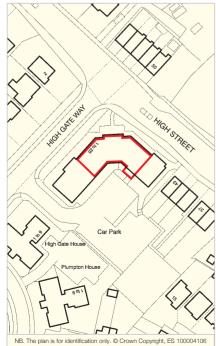
BarnsleyUnits 2-4 High Street Shafton South Yorkshire S72 8WL

- 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







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 $\mathfrak{L}300$ 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 $\mathfrak{L}49,000$ 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

For the year ended 12th March 2016, Sainsbury's Supermarkets Limited reported a turnover of $\mathfrak{L}23.168$ bn, a pre-tax profit of $\mathfrak{L}406$ m, shareholders' funds of $\mathfrak{L}4.608$ bn and a net worth of $\mathfrak{L}4.458$ bn. (Source: Experian 24.08.2017.)

VAT

VAT is applicable to this lot.

Document

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

Energy Performance Certificate

EPC Rating 61 Band C (Copy available on website).