



Tenure

Freehold.

Location

Barnsley 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 the north side of May Day Green, at its junction with Queen Street which forms part of a town centre major regeneration project (website: www.theglassworksbarnsley.com). Occupiers close by include Marks & Spencer, Greggs, Thorntons and The Carphone Warehouse (adjacent), Specsavers, Barclays Bank, Costa Coffee, Holland & Barrett, Superdrug, Betfred, Topman, New Look and Boots, amongst many others.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor shop with ancillary accommodation on the first floor and basement.

The property provides the following accommodation and dimensions:

Gross Frontage	10.00 m	(32' 9")
Net Frontage	8.35 m	(27' 5")
Shop Depth	14.91 m	(48' 11")
Built Depth	16.85 m	(55' 4")
Basement	63.70 sq m	(686 sq ft)
Ground Floor	115.85 sq m	(1,247 sq ft)
First Floor	102.30 sq m	(1,101 sq ft)
Total	281.85 sq m	(3,034 sq ft)

Tenancy

The entire property is at present let to SIGNET TRADING LIMITED (t/a H Samuel) by way of a lease renewal for a term of 5 years from 23rd October 2018 at a current rent of £75,500 per annum (rebased from £90,000 per annum). The lease contains full repairing and insuring covenants. This lease contains a tenant's break option on 23rd October 2021 (on 6 months' prior written notice) (1).

Tenant Information

Signet Jewelers is the world's largest retailer of diamond jewellery and the largest speciality jewellery retailer in the US, UK, and Canada. In the UK, Signet operates approximately 500 stores under the name brands of H Samuel and Ernest Jones (www.signetjewelers.com 20.02.2019).

For the year ended 3rd February 2018, Signet Trading Limited reported a turnover of £471.738m, a pre-tax profit of £17.171m, shareholders' funds of £290.904m and a net worth of £257.392m. (Source: Experian 20.02.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 90 Band D (Copy available on website).

Barnsley

24 May Day Green

South Yorkshire

S70 1HS

- **Freehold Shop Investment**
- Entirely let by way of a lease renewal to Signet Trading Limited (t/a H Samuel) until 2023 (1)
- Town centre location on pedestrianised street
- Adjacent to Thorntons and Carphone Warehouse
- Opposite "The Glass Works" major town regeneration scheme
- Current Rent Reserved

£75,500 pa

On the Instructions of a Major UK Fund Manager

SIX WEEK COMPLETION AVAILABLE

