

Barnsley

32 Wellington Street South Yorkshire S70 1SW

- **Freehold Leisure Investment**
- Town centre location
- Entirely let until 2027 by way of lease renewal (1)
- Well situated close to a number of bars and nightclubs
- Current Rent Reserved
£35,750 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

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 on the east side of Wellington Street, close to its junction with Lower Castlereagh Street adjacent to a public car park.

Occupiers close by include Poundland, Brighthouse, Marks & Spencer, Fultons and Coral, as well as a number of bars, nightclubs and local retailers.

Description

The property is arranged on basement, ground and three upper floors to provide a leisure premises.

The property provides the following accommodation and dimensions (1):

Basement	126.10 sq m	(1,357 sq ft)
Ground Floor	174.00 sq m	(1,873 sq ft)
First Floor	173.05 sq m	(1,863 sq ft)
Second Floor	139.60 sq m	(1,503 sq ft)
Third Floor	78.10 sq m	(841 sq ft)
Total	690.85 sq m	(7,436 sq ft)

(1) Gross internal areas

(2) Includes two void areas

Tenancy

The entire property is at present let to PUSSYCAT LOUNGE LEISURE LTD for a term of 10 years from 27th June 2017 (1) at a current rent of £35,750 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants (2).

(1) There is a tenant only break option in June 2022.

(2) The second and third floors are unused and are excluded from the tenant's repair and insurance obligations. (NB. The roof is included).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

