

Barnsley

18-20 Garden Street
Darfield
South Yorkshire
S73 9AA

- **Freehold Betting Shop and Residential Investment**
- Part let to Corals until 2023
- Situated in an established area
- Rent Review 2017
- Reversion 2023

Tenure
Freehold.

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 the east side of Garden Street (B6096) in between its junctions with Barnsley Road and Snape Hill Road linking with the A635 linking Barnsley with Doncaster. The area is predominantly residential with local shops serving the community.

Total Current Rent Reserved
£9,778 pa

Occupiers close by include Well Pharmacy, Premier Store, Post Office and other local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor betting shop with a self-contained flat above, which is accessed from the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Seller's Solicitor

N Price Esq, Weightmans LLP.
Tel: 0113 213 4100
e-mail: nigel.price@weightmans.com



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Coral Estates Limited	Gross Frontage 8.40 m (27' 6") Net Frontage 7.40 m (24' 4") Shop Depth 10.2 m (33' 6") Built Depth 12.6 m (41' 4") Ground Floor 71.10 sq m (765 sq ft)	20 years from 24.01.2003 Rent review every 5th year IR & I	£6,500 p.a.	Rent Review 2018 Reversion 2023
First Floor	Individual	First Floor Flat comprising 3 Rooms, Kitchen and Bathroom	6 month Assured Shorthold Tenancy	£3,278 p.a.	

(1) For the year ended 27th September 2014, Coral Estates Limited reported a turnover of £22,156,000, a pre-tax loss of £529,000 and a net worth of £22,269,000. (Source: Experian 15.01.2016)

Total £9,778 p.a.

Wakefield

15A Wellington Street
Alverthorpe
West Yorkshire
WF2 9AA

- **Freehold Betting Shop Investment**
- Asset Management Opportunity
- Let to Corals on a lease expiring 2023
- Rent Review 2018

Tenure
Freehold.

Location
Wakefield has a population of some 74,000 and is located on the River Calder, 8 miles south of Leeds and 5 miles east of Dewsbury. The town is within 3 miles of both the M1 (Junctions 39, 40 and 41) and M63 (Junction 3) motorways and benefits from regular rail services to destinations throughout the North East. The property is situated on the south side of Wellington Street, between its junctions with Batley Road and Flanshaw Lane. The area is predominantly residential and occupiers close by are local traders.

Current Rent Reserved
£6,500 pa

Description

The property is arranged on ground floor only to provide a betting shop with 3 car park spaces to the front.

The property provides the following accommodation and dimensions:

Gross Frontage	5.60 m	(18' 5")
Net Frontage	2.00 m	(6' 6")
Shop Depth	12.85 m	(42' 2")
Built Depth	15.95 m	(52' 4")
Ground Floor	70.80 sq m	(762 sq ft)

Tenancy

The entire property is at present let to CORAL ESTATES LIMITED for a term of 20 years from 24th January 2003 at a current rent of £6,500 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Seller's Solicitor

N Price Esq, Weightmans LLP.
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Tenant Information

No. of Branches: 1,700+.
Website Address: www.coral.co.uk
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VAT

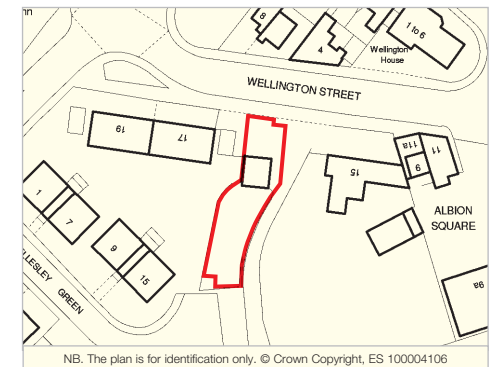
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