

4-6 Barnsley Road South Elmsall, Pontefract, West Yorkshire WF9 2SE

lot 59

Freehold Retail Opportunity

- Prominent town centre location
- Approximately 362.10 sq m (3,898 sq ft)
- Adjacent to the town's principal public car park
- Nearby occupiers include Superdrug, Boots the Chemist, Heron Foods, William Hill, RBS and Barclays Banks
- Potential for residential conversion of first floor (subject to consents)

Vacant Possession (1)



On behalf of
Joint LPA Receivers
Deloitte

Location

Miles: 9½ miles north-west of Doncaster
20 miles north-east of Sheffield
21 miles south-east of Leeds
Roads: A628, A638, A1(M) (Junction 28)
Rail: South Elmsall Railway Station
Air: Robin Hood Airport Doncaster Sheffield

Situation

The property is prominently situated on the north side of Barnsley Road at its junction with Low Gate. Nearby occupiers include Superdrug, Boots the Chemist, Heron Foods, William Hill, RBS and Barclays Banks. The property benefits from being immediately adjacent to a public car park for approximately 140 cars.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor and benefits from rear access via Low Gate.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail	223.80 sq m	(2,409 sq ft)	VACANT POSSESSION (1)
First	Ancillary	138.30 sq m	(1,489 sq ft)	
Totals		362.10 sq m	(3,898 sq ft)	

(1) The property is currently let to Sainsbury's Supermarkets Ltd for a term of 15 years from 29th May 2010 until 28th May 2025 at a rent of £26,000 p.a.x. The tenant has exercised their option to determine the lease on 28th May 2015, consequently the property will be offered with vacant possession on completion of the sale.

For further details please contact:

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