

4/6 Cheapside Barnsley, South Yorkshire S70 1RR

lot 47

Freehold Retail Investment

- Entirely let to Ernest Jones Limited
- Pedestrianised Town Centre Location
- September 2015 break option not exercised
- Nearby occupiers include Marks & Spencer, Topshop/Topman, Superdrug, New Look, Poundland and Costa

Rent
£50,000
per annum
exclusive



On behalf of Receivers **CBRE**

Location

Miles: 14 miles north of Sheffield
20 miles south of Leeds
35 miles east of Manchester
Roads: A268, A635, M1 (Junction 37)
Rail: Barnsley Railway Station
Air: Robin Hood Doncaster Sheffield, Leeds Bradford Airport

Situation

The property is prominently situated on the south side of pedestrianised Cheapside, at its junction with Queen Street in the heart of the town centre. Nearby occupiers include Marks & Spencer, Topshop/Topman, Superdrug, New Look, Poundland and Costa.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Fixed Charge 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 Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six week completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	63.00 sq m (678 sq ft)	ERNEST JONES LIMITED (1)	10 years from 29/09/2010 on a full repairing and insuring lease	£50,000	28/09/2015 (28/09/2020)
First	Ancillary	47.10 sq m (507 sq ft)				
Second	Ancillary	35.80 sq m (385 sq ft)				

Totals 145.90 sq m (1,570 sq ft) **£50,000**

(1) For the year ending 31/01/2015, Ernest Jones Limited reported a turnover of £206,652,000, pre-tax profits of £9,044,000 and a total net worth of £58,808,000. (Source: Experian Group 11/01/2016)

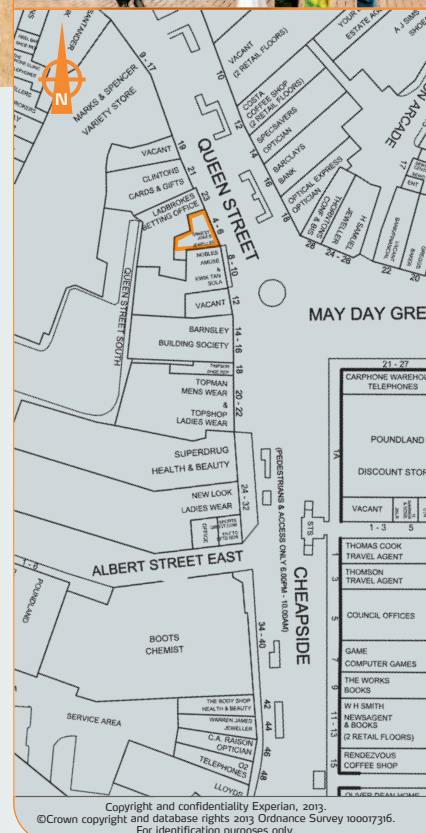
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