

lot 93

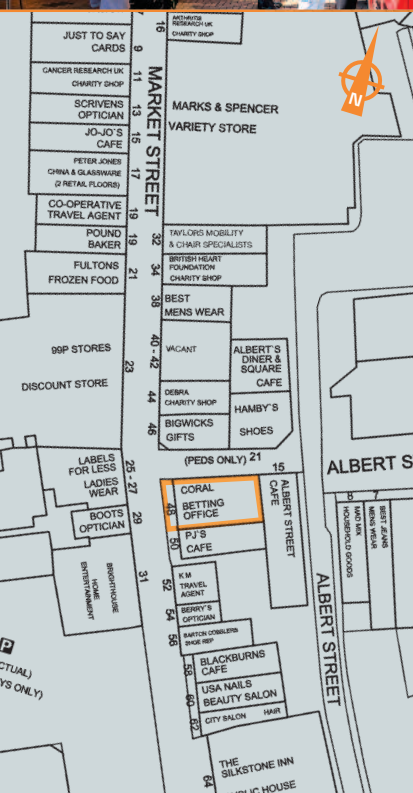
48 Market Street Barnsley, South Yorkshire S70 1SN

Rent
£44,000 per annum exclusive

Freehold Retail Investment

- Let to Coral Racing Limited until 2024 (subject to option)
- Prominent corner position in pedestrianised town centre location

- Some 20 metres north of the Wellington House Car Park and 100 metres west of the Alhambra Shopping Centre
- Neighbouring occupiers include Marks & Spencer, Superdrug, New Look, Boots the Chemist and JD Wetherspoon



Location

Miles: 14 miles north of Sheffield
20 miles south of Leeds
35 miles east of Manchester
Roads: A62, A635, A628, M1 (Junction 37)
Rail: Barnsley Railway Station
Air: Leeds Bradford International Airport

Situation

The property is situated in a prominent corner position on the east side of pedestrianised Market Street at its junction with Albert Street East, in the heart of the town centre. Nearby occupiers include Marks & Spencer, Superdrug, New Look, Boots the Chemist and JD Wetherspoon. The 38 space Wellington House car park is situated some 20 metres to the south and the Alhambra Shopping Centre, whose occupiers include Primark and Next is situated some 100 metres to the east.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation on the first floor and benefits from a return frontage on to Albert Street East.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term.	Rent p.a.x.	Review
Ground	Retail	124.20 sq m	(1,337 sq ft)	CORAL RACING LIMITED (1)	15 years from 03/06/2009 on a full repairing and insuring lease (2)	£44,000	03/06/2019 (02/06/2024)
First	Ancillary	39.90 sq m	(429 sq ft)				
Totals		164.10 sq m	(1,766 sq ft)			£44,000	

- (1) For the year ending 26th September 2015, Coral Racing Limited reported a turnover of £667,786,000, pre-tax profits of £81,106,000 and a total net worth of £264,149,000. (Source: www.riskdisk.com 26/07/2016).
(2) The lease provides for a tenant option to determine the lease on 3rd June 2019.

For further details please contact:

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Buyer's Legal Report Service

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