

27 & 29 High Street, Wombwell Barnsley, South Yorkshire S73 8HB

lot 131

Freehold Retail Investment

- Two Town Centre Retail Units
- Located on High Street
- Nearby Occupiers include Superdrug, Wilko, Ladbroke's and Greggs

Rent
£12,600
per annum
exclusive
(2)



On behalf of a
Major Fund Manager

Location

Miles: 4.5 miles south-east of Barnsley Town Centre
12.5 miles north-east of Sheffield
13 miles west of Doncaster
Roads: A633, B6096, A6195
Rail: Wombwell Rail
Air: Leeds-Bradford Airport

Situation

Wombwell is a town located 4.5 miles east of Barnsley Town Centre. The property is located on the High Street, the town's principal retailing thoroughfare. Nearby occupiers include Superdrug, Wilko, Ladbroke's and Greggs.

Description

The property comprises two ground floor retail units with ancillary accommodation at first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
27	Ground First	Takeaway (A5) Ancillary	25.20 sq m 15.20 sq m	(271 sq ft) (163 sq ft)	INDIVIDUAL t/a Biedronka European Mini Mart (1)	5 years from 12/06/2015	£7,500 (2)	11/06/2020
29	Ground First	Retail Ancillary	19.20 sq m 15.70 sq m	(206 sq ft) (168 sq ft)	INDIVIDUAL t/a Roots Barbers (1)	3 years from 31/03/2016 (3)	£5,100	30/03/2019

Total 75.30 sq m (808 sq ft) £12,600 (2)

(1) We understand that the tenant currently uses the first floor accommodation, however this area is not included in their demise as per the lease.

(2) The current rent for unit 27 is £7,250 pa with a fixed rental increase to £7,500 in 12/06/2017. The seller has agreed to adjust the completion monies so that the unit will effectively produce £7,500 p.a.x. from completion of the sale.

(3) The lease provides a tenant option to determine on 30/09/2017.

For further details please contact:

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