

# Lot 58

£43,000 per annum exclusive

## Heron Foods, Neville Avenue, Barnsley, Yorkshire S70 3HF Freehold Retail Investment



### Key Details

- Entirely let to Heron Foods Ltd (now part of B&M Retail) until 2025 (no breaks)
- Parking for approximately 18 cars
- Approximate site area of 0.15 hectares (0.38 acres) and approximate site coverage of 25%
- Nearby occupiers include One Stop and Coral bookmakers

### Location

- Miles:** 1.5 miles south-east of Barnsley  
12 miles north of Sheffield  
18 miles south of Leeds
- Roads:** A633, A635, M1
- Rail:** Barnsley Railway Station
- Air:** Leeds Bradford International Airport

### Situation

The property is prominently situated in the suburb of Kendray just over a mile south-east of Barnsley town centre in a predominantly residential suburb. Nearby occupiers include Coral and One Stop.

### Description

The property comprises ground floor retail accommodation. The basement and first floor accommodation are not currently used by the tenant and to which there is no internal access. The property benefits from a car park at the front for approximately 18 cars and an approximate site area of 0.15 hectares (0.38 acres) and approximate site coverage of 25%.

### Tenure

Freehold.

### VAT

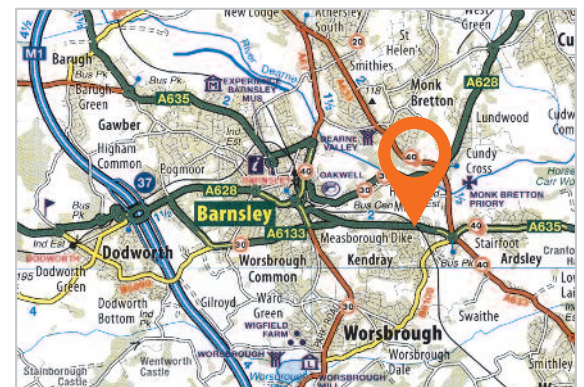
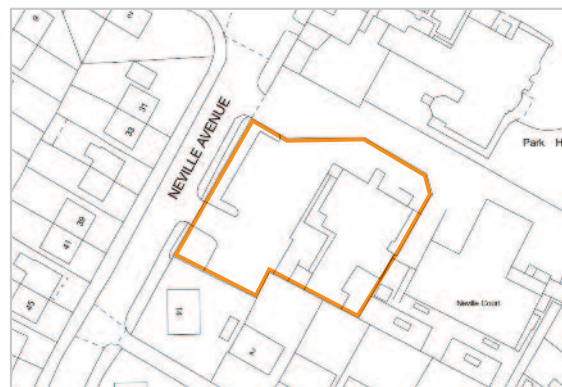
VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	379.18 sq m	(4,081 sq ft)	HERON	10 years from	£43,000	09/04/2020 (2)
First	Storage	Not measured	Not measured	FOODS LTD	09/04/2015 on a full		(09/04/2025)
Basement	Storage			(1)	repairing and insuring lease		
<b>Total (Ground Floor Area)</b>						<b>£43,000</b>	

- (1) Heron Foods now operate from over 250 stores nationwide ([www.heronfoods.com](http://www.heronfoods.com)). Heron Foods were recently acquired by the national multiple discount retailer B&M, a company listed on the London Stock Exchange ([www.bandmretail.com](http://www.bandmretail.com)). For the year ending 31st December 2016, Heron Foods Ltd reported a turnover of £274,440,000, pre-tax profits £8,727,000 and a total net worth of £34,544,000 (Source: Experian Group 06/11/2017).
- (2) The lease provides for 5 yearly RPI linked uncapped rent reviews.



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