

Lot 55

£35,000 per annum exclusive

44 Cheapside, Barnsley, South Yorkshire S70 1RU Freehold Retail Investment



Key Details

- Directly opposite the new Glass Works development (26 shops, a 13-screen Cineworld, Superbowl UK and 7 restaurants)
- Let to Warren James (Jewellers) Limited on a new lease from 2017
- Nearby occupiers include Boots, Superdrug, Body Shop and O2

On Behalf of a Major Fund Manager

Location

Miles: 14 miles north of Sheffield
20 miles south of Leeds
35 miles east of Manchester

Roads: A635, M1 (Junction 37)

Rail: Barnsley Railway Station

Air: Robin Hood Doncaster Sheffield
Leeds/Bradford Airport

Situation

The property occupies an excellent trading location in Barnsley town centre, on the western side of the pedestrianised Cheapside, with nearby occupiers including Boots, Superdrug, Body Shop and O2. The property is directly opposite the Glass Works development, with Phase 1 due to open in 2018. The Glass Works will provide 26 shops, a 13-screen Cineworld, Superbowl UK and 7 restaurants. These, combined with a new library with community facilities, refurbished markets, new public realm and up to 500 car parking spaces sit within a 3.8 hectare site in the very heart of Barnsley town centre (Source: <https://theglassworksarnsley.com> 08/06/2018).

Description

The property comprises ground floor retail accommodation with first floor ancillary accommodation.

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.	Reversion
Ground	Retail/Ancillary	72.40 sq m (779 sq ft)	WARREN JAMES (JEWELLERS) LIMITED	5 years from 24/06/2017	£35,000	23/06/2022
First	Ancillary	33.40 sq m (360 sq ft)				
Totals		105.80 sq m (1,139 sq ft)			£35,000	

(1) For the year ending 31st March 2017, Warren James (Jewellers) Limited reported a turnover of £117,201,000, pre-tax profits of £42,689,000 and a total net worth of £93,036,000 (Source: Experian Group 08/06/2019). Warren James is the UK's largest independently owned jewellery chain, with 220 shops helping over 3 million customers every year (Source: www.warrenjames.co.uk 08/06/2018).



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Seller's Solicitors: Forsters LLP
Alexandra Townsend-Wheeler
+44 (0)20 7399 4810
alexandra.townsend-wheeler@forsters.co.uk