

Lot 26

£190,900 Per Annum
Exclusive

42, 44, 46 & 48 Cheapside,
Barnsley, South Yorkshire S70 1RU

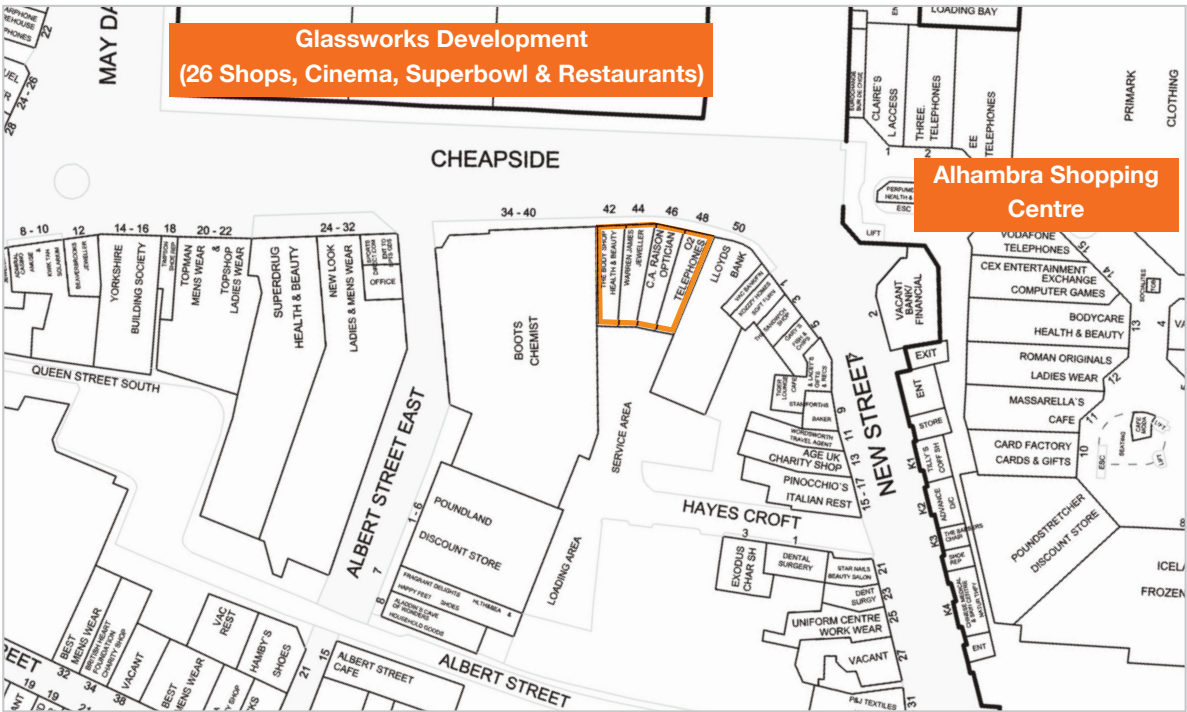
Pedestrianised Town Centre Freehold Retail Parade Investment



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
42	Ground First	Retail Ancillary	72.90 sq m 24.80 sq m	(785 sq ft) (267 sq ft)	The Body Shop International PLC (1)	5 years from 20/07/2016	£50,000	(19/07/2021)
44	Ground First	Retail Ancillary	72.40 sq m 33.40 sq m	(779 sq ft) (360 sq ft)	Warren James (Jewellers) Limited (2)	5 years from 24/06/2017	£35,000	(23/06/2022)
46	Ground First	Retail Ancillary	72.19 sq m 33.26 sq m	(777 sq ft) (358 sq ft)	CA Raison Optica Limited (3)	20 years from 26/08/2008	£62,400	26/08/2023 (25/08/2028)
48	Ground First	Retail Ancillary	71 sq m 35 sq m	(764 sq ft) (376 sq ft)	Telefonica UK Limited (4)	30 years, 8 mths & 22 days from 04/08/1993 (5)	£43,500	(25/04/2024) (5)
Total			414.95 sq m (4,466 sq ft)				£190,900	

- (1) For the year end 31/12/2018 The Body Shop International PLC reported a Turnover of £806,000,000 Pre-tax profits £20,000,000 and Shareholder Funds £351,000,000 (Source: SmartSearch 2/10/2020) (Website: www.thebodyshop.com)
- (2) For the year end 31/03/2019 Warren James (Jewellers) Limited reported a Turnover of £110,000,000 Pre-tax profits £235,552,000 and Shareholder Funds £154,058,000 (Source: SmartSearch 2/10/2020) ".....we have become the UK's largest independently owned jewellery chain, with 215 shops. Our expert, enthusiastic people help over 3 million customers every year..." (Website www.warrenjames.co.uk)
- (3) "We are a family run optician established in 1993 in the heart of Barnsley town centre" (Website: www.caraisonopticians.co.uk)
- (4) For the year end 31/12/2019 Telefonica UK Limited reported a Turnover of £5,976,000,000 Pre-tax profits £765,000,000 and Shareholder Funds £2,649,000,000 (Source: SmartSearch 2/10/2020) O2 is a mobile network operator and the principal commercial brand of Telefónica UK Limited, which is part of the global telecommunications group Telefónica S.A. (Website www.o2.co.uk)
- (5) Tenants option to determine on 25/04/2022



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Key Details

- Comprises 4 adjoining shops with development potential (6)
- Directly opposite the new Glass Works development (26 shops, a 13-screen Cineworld, Superbowl UK and 7 restaurants
- Tenants include Warren James, Body Shop, Telefonica & CA Raison Opticians
- Occupiers nearby Boots, Lloyds, New Look, Timpson and Yorkshire Building Society.

On Instructions 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 directly opposite the Glass Works Shopping Centre. 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://theglassworksbarmsley.com) Occupiers nearby include, Boots, Lloyds, New Look, Timpson and Yorkshire Building Society.

Description

The property comprises 4 separate self contained shops, each with ground floor sales and first floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Planning

(6) The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancies. Interested Parties are referred to Barnsley Council (www.barnsley.gov.uk/.gov.uk).

Six week completion

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

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