

**Lot 40, 226 & 228 Barnsley Road, Cudworth Village, Barnsley,
South Yorkshire S72 8UH**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Betting Office Investment

- Entirely let to Coral Racing Limited until February 2027 (No breaks)
- Extensive improvements undertaken by tenant in 2021 to include new shop front, fit out and roof coverings
- Change of use/development potential of unused first floor (subject to lease & consents)
- Nearby occupiers include Co-op and Aldi Supermarkets along with several independent retailers
- VAT-free investment

Lot

40

Auction

31/Mar/2022

Rent

£12,236 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Roads A628, A6195, A635

Rail Barnsley Station

Air Leeds/Bradford Airport

Situation

The property is prominently positioned on Barnsley Road in the centre of Cudworth village, approximately 3 miles north-east of Barnsley town centre. Nearby occupiers include Co-op and Aldi Supermarkets along with several independent retailers.

Tenure

Freehold.

Description

The property comprises a shop arranged on the ground and first floors. The tenant does not use the first floor. The property has the benefit of future development potential, subject to the lease and consents. Indicative drawings are available from the auctioneers to convert the first floor and add a second/third floor to create five flats.

VAT

VAT is not applicable to this lot.

Completion Period

6 Week Completion

EPC

Band C.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary (Restricted access)	76.45 sq m 67.20 sq m	(823 sq ft) (723 sq ft)	CORAL RACING LIMITED (1)	16 years from 03/02/2011 on a full repairing & insuring lease.	£12,236
Total		143.65 sq m	(1,546 sq ft)			£12,236

(1) www.sports.coral.co.uk

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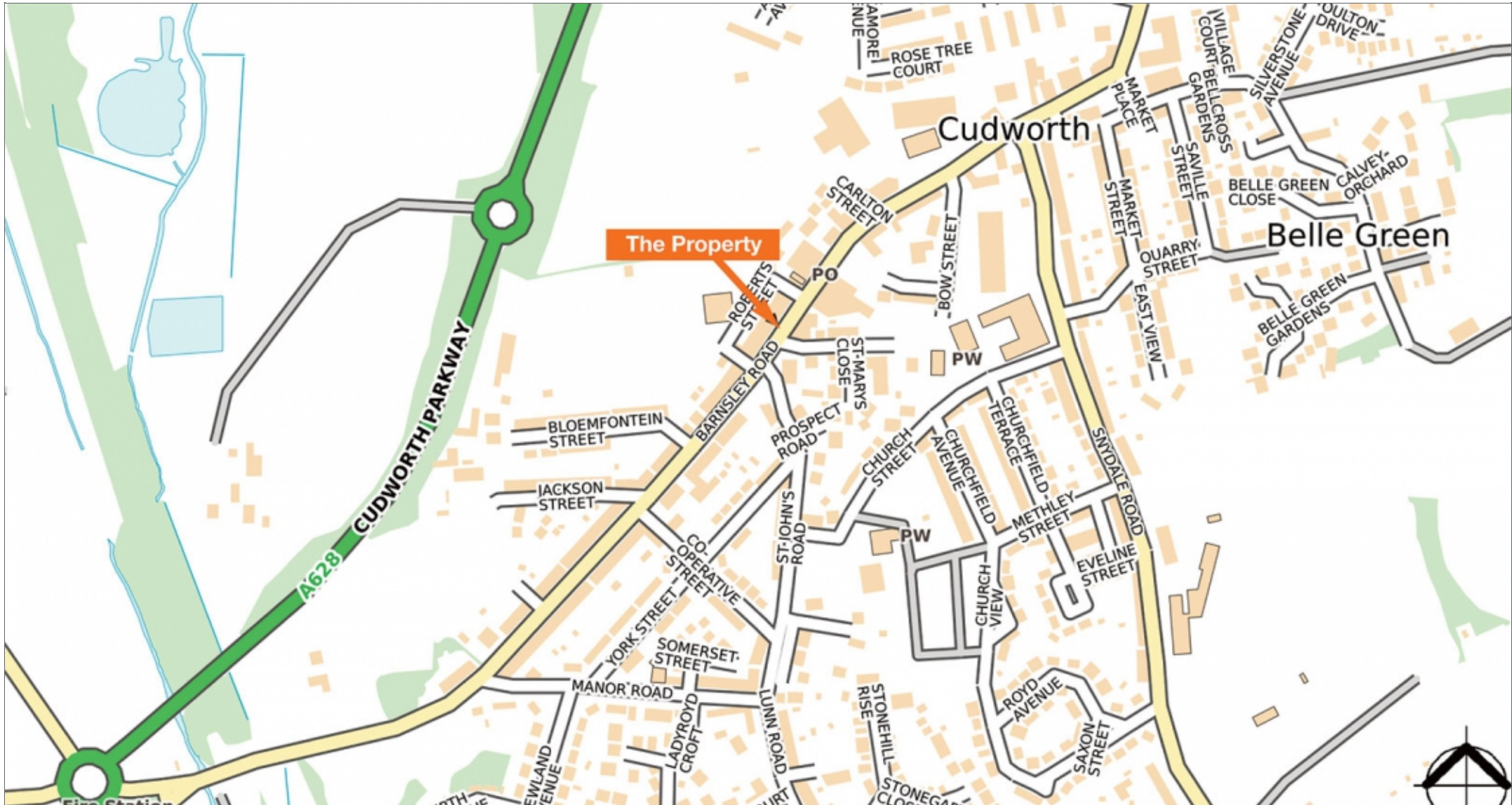
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September 2020