

Lot 25, 42 High Street, Wombwell, Barnsley,

South Yorkshire S73 8BH

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Poundland Limited
- Lease until February 2025 (no breaks)
- Tenant break option in February 2023 not exercised
- Re-based rent (previous rent £40,000 pax)
- Approximately 10,026 sq ft
- Nearby occupiers include Tesco Express, JD Wetherspoon, Greggs and a number of local retailers.

Lot

25

Auction

15th December 2022

Rent

£30,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

4 miles south east of Barnsley Town Centre, 12 miles north east of Sheffield

Roads

A633, B6096, A6195

Rail

Wombwell Railway Station

Air

Leeds/Bradford Airport

Situation

Wombwell is a town located 4 miles east of Barnsley town centre. The property is located on High Street, the town's principle retailing thoroughfare. Nearby occupiers include Tesco Express, JD Wetherspoon, Greggs and a number of local retailers.

Tenure

Freehold.

EPC

See legal pack.

Description

The property comprises a large shop arranged on the ground, basement and first floors. The property benefits from loading to the rear from Snowden Terrace.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

6 week completion.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	413.63	(4,452)	POUNDLAND LIMITED (2)	5 years from 26/02/2020 to 25/02/2025 on a full repairing & insuring lease (3)	£30,000
Basement	Ancillary	409.78	(4,411)			
First	Ancillary	108.08	(1,163)			
Total		931.49	(10,026)			£30,000

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

(2) Poundland has more than 800 stores across the UK. For the year ending 31st December 2021, Poundland Limited reported a turnover of £1,544,694,000, a pre-tax profit of £33,478,000 and shareholder funds of £125,057,000 (Source: www.northrow.com; www.poundland.co.uk - 07/11/2022)

(3) The lease is full repairing & insuring, subject to a schedule of condition

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September 2020