For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





Freehold Retail Investment

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Property Information

Freehold Retail Investment		Location		Description	
 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. 		Miles Roads Rail Air	4 miles south east of Barnsley Town Centre, 12 miles north east of Sheffield A633, B6096, A6195 Wombwell Railway Station Leeds/Bradford Airport	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.	
Lot 25 Rent £30,000 per Annum Exclusive	Auction 15th December 2022 Status Available	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.		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.	
Sector High Street Retail	Auction Venue Live Streamed Auction	Tenure Freehold. EPC		Completion Period 6 week completion.	
		See legal pa	ack.		

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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 Basement First	Retail/Ancillary Ancillary Ancillary	413.63 409.78 108.08	(4,411)		5 years from 26/02/2020 to 25/02/2025 on a full repairing & insuring lease (3)	£30,000
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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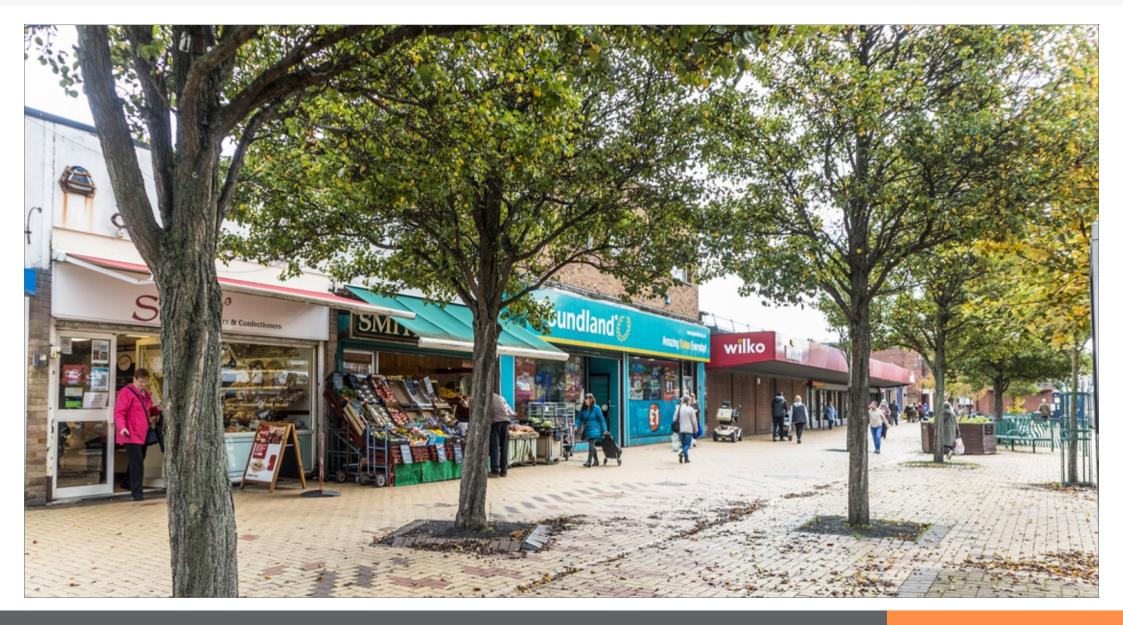




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