For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





Freehold Retail Investment

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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.		

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)

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

Freehold Retail Investment



For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





Freehold Retail Investment

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)

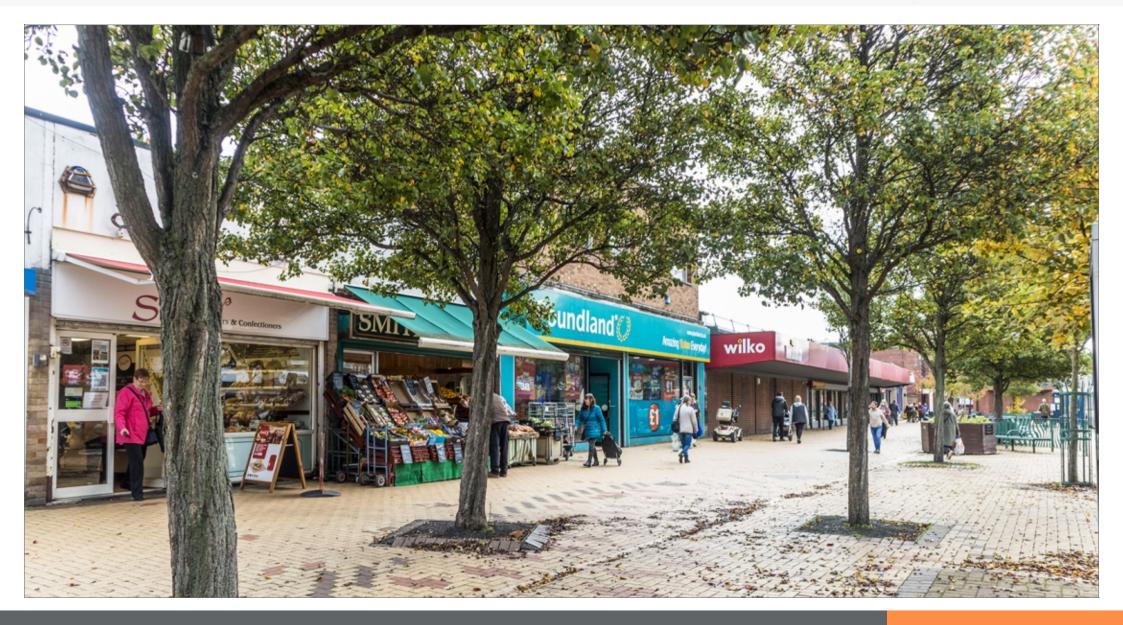




Freehold Retail Investment

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)

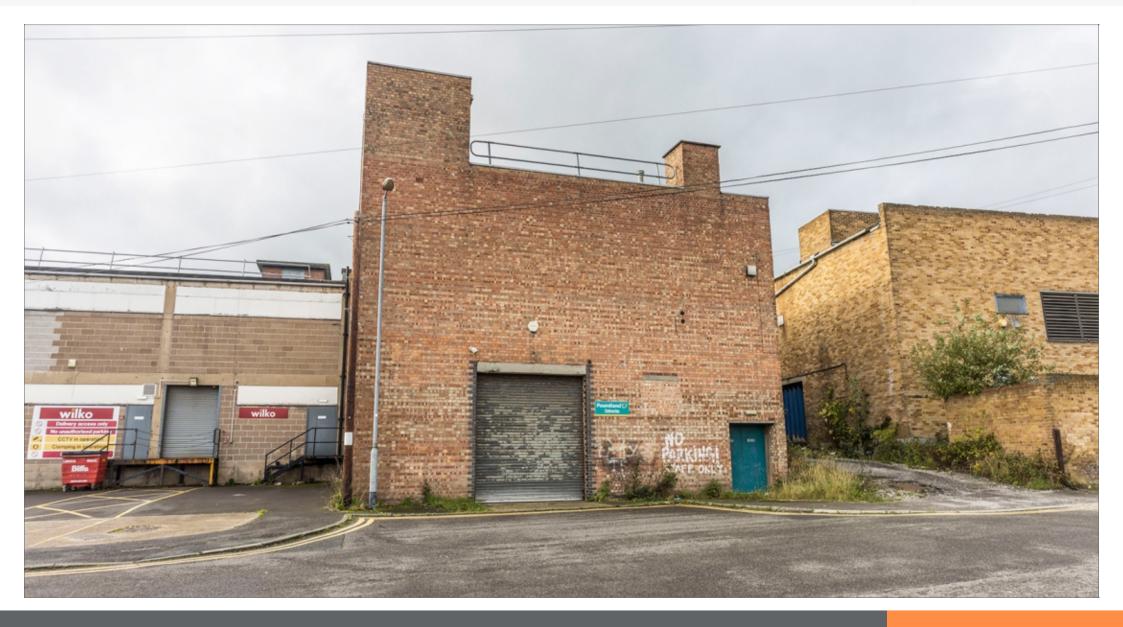




Freehold Retail Investment

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





Freehold Retail Investment

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





Freehold Retail Investment

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Contacts

Acuitus

Seller's Solicitors

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Edward Martin +44 (0)20 7034 4854 +44 (0)7478 673 535 edward.martin@acuitus.co.uk Structadene Group 3rd Floor, 9 White Lion Street London N1 9PD

James Thomson +44 (0)20 7843 9196 james.t@pearl-coutts.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020