

Lot 20A, 8-10 Cheapside, Barnsley,

South Yorkshire S70 1RR

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Town Centre Retail Investment

- Let to Luxury Leisure t/a Admiral until 2035 (subject to option)
- Prime pedestrianised town centre location
- Medium term residential conversion potential of upper parts, subject to consents
- Directly opposite the Modern Glassworks Shopping Centre with occupiers including Sports Direct, Flannels, JD Sports, TK Maxx, Starbucks and Nandos

Lot

20A

Auction

13th February 2025

Rent

£114,500 per Annum Exclusive
(2)

Sector

High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

14 miles north of Sheffield, 20 miles south of Leeds

Roads

A635, M1 (Junction 37)

Rail

Barnsley Railway Station

Air

Leeds/Bradford Airport

Situation

Cheapside is the traditional prime retailing pitch in the heart of Barnsley town centre. The property is situated on the south side of Cheapside at its junction with Queen Street and May Day Green and directly opposite the new Glass Works Shopping Centre with retailers such as Next, Sports Direct, JD Sports and River Island. Other nearby occupiers include Marks & Spencer, JD Wetherspoon, Primark and Boots the Chemist.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a substantial mid terrace commercial building with retail accommodation on ground floor, used as a gaming centre and 3 upper floors of ancillary accommodation, the first floor of which is used as a tanning Salon. The property benefits from rear access from Queen Street South.

The property may be suitable for medium term residential conversion of the uppers, subject to obtaining consents.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Gaming Centre	169.80	1828	Luxury Leisure (02448035) (1)	25 years from 25th March 2010 until 2035 (2)	£114,500	25/03/2025 (2)
First	Tanning Salon	132.60	1427				
Mezzanine	Ancillary	24.76	267				
Second		74.60	803				
Total Approximate Floor Area		401.76 (3)	4325 (3)				

(1) Luxury Leisure (02448035) in November 1989 and for the year ending 31st December 2023 reported a Turnover of £141,017,789., Pre Tax Profits of £14,858,803 and Net Assets of £56,956,135.. (Source: Annual Report and Financial Statements as published at Companies House 27/01/205),

(2) The property is let for a term of 25 years from 25th March 2010 until 2035 by virtue of a lease from 25th March 2010 until 24th March 2025 and a Reversionary lease from 25th March 2025 until 24th March 2035. The reversionary lease provide form an Open Market Rent Review on 25th March 2025 and a tenant option to determine the lease on 25th March 2030, subject to 6 months written notice.

(3) The floor areas stated above are those published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/valuations/start/724966252> .

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2024