

lot 44

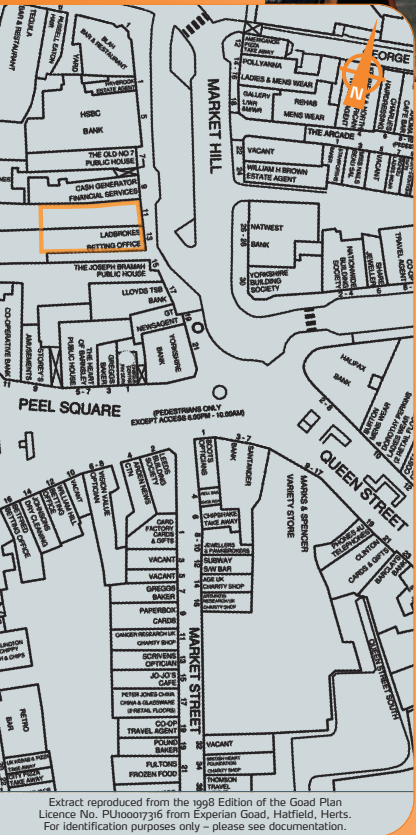
11-13 Market Hill  
Barnsley, South Yorkshire S70 2PX

Rent  
£32,000  
per annum  
exclusive

Freehold Retail Investment

- Let to Ladbrokes Betting and Gaming Ltd until October 2022 (No Breaks)
- Ladbrokes in occupation since 2006
- Prominent Town Centre position

- Neighbouring occupiers include HSBC, Lloyds, Santander, Marks and Spencer, Topshop and Boots



**Location**

Miles: 16 miles north of Sheffield  
22 miles south of Leeds  
Roads: A62, A635, A628, M1 (Junction 37)  
Rail: Barnsley Railway Station  
Air: Leeds Bradford International Airport

**Situation**

The property is situated in the heart of the busy town centre, close to the junction with the pedestrianised Peel Square and the central retail area. Barnsley Town Hall is some 100 yards from the property. Neighbouring occupiers include HSBC, Santander, Lloyds, Marks and Spencer, Topshop and Boots.

**Description**

The property comprises two ground floor retail units, one of which benefits from first floor ancillary accommodation.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	132.11 sq m (1,422 sq ft)	<b>LADBROKES BETTING AND GAMING LTD (1)</b>	10 years from 01/10/2012 until 2022	£32,000	01/10/2017
Ground First	Retail Ancillary	148.74 sq m (1,601 sq ft) 272.39 sq m (2,932 sq ft)	<b>T C DUDLEY LIMITED</b>	999 years from completion of sale	Peppercorn	
<b>Totals</b>		<b>553.24 sq m (5,955 sq ft)</b>			<b>£32,000</b>	

(1) For the year ending 31/12/2011, Ladbrokes Betting and Gaming reported a turnover of £694,138,000, pre-tax profits of £11,963,000 and a total net worth of £885,620,000. (Source: www.riskdisk.com 26/04/2013)

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