

lot 32

269 Doncaster Road  
Kendray, Barnsley, South Yorkshire S70 3HD

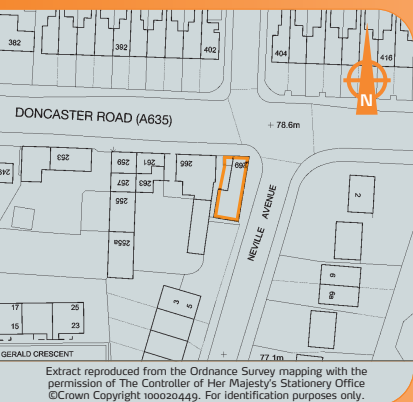
Rent  
£10,250  
per annum  
exclusive  
rising to a  
minimum of  
£11,741 p.a.x.  
in 2016

Freehold Retail Investment

- Let to Coral Racing Limited on a 16 year lease until 2027 (no breaks)
- Prominent corner position
- Minimum rental increases to the greater of 2.5% per annum compounded or open market value
- Six Week Completion



Note: The Facia has been digitally enhanced



Location

Miles: 2 miles south of Barnsley Town Centre  
16 miles north of Sheffield  
22 miles south of Leeds  
Roads: A635, A628, M1 (Junction 37)  
Rail: Barnsley Railway Station  
Air: Leeds Bradford International Airport

Situation

Kendray is a residential suburb in the metropolitan borough of Barnsley. The property is situated in a prominent corner position on the south side of the busy Doncaster Road (A635) at its junction with Neville Avenue.

Description

The property comprises ground floor retail accommodation. The property benefits from frontages to Doncaster Road and Neville Avenue and from a rear yard.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (3)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	72.67 sq m (782 sq ft)	<b>CORAL RACING LIMITED (1)</b>	16 years from 03/02/2011 until 2027 on a full repairing and insuring lease (2)	£10,250 rising to a minimum of £11,741 p.a.x in 2016	03/02/2016 03/02/2021
<b>Totals</b>		<b>72.67 sq m (782 sq ft)</b>			<b>£10,250</b>	

- (1) Coral Racing Limited is part of the Gala Coral Group and together with their online presence, trade from over 1,700 outlets across the UK. Gala Coral is the third largest bookmaking business in the UK with a market share of approximately 20%. (Source: www.coral.co.uk)
- (2) The lease provides for the rent to be reviewed to the greater of open market rental value or an increase by 2.5% p.a. compounded. Therefore the rent will increase to a minimum of £11,741 per annum exclusive in 2016.
- (3) The floor areas stated above are those published by the Valuation Office Agency. www.voa.gov.uk

For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk

**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

Solicitors:

**Wallace LLP**  
1 Portland Place, London W1B 1PN.  
Tel: +44 (0)20 7767 8722.  
Email: jackie.boot@wallace.co.uk  
Ref: Jackie Boot.