

Co-op Supermarket, Barnsley Road Darfield, South Yorkshire S73 9DJ

lot 12

Freehold Retail Investment

- Entirely let to Co-operative Group Food Ltd on a new 20 Year Lease until 2033 (subject to option)
- Main Road Location
- Benefits from large on-site car park
- Rent subject to 5 yearly RPI increases
- Six Week Completion

Rent
£50,000
per annum
exclusive



On the
Instructions of



Location

Miles: 5 miles south-east of Barnsley
12 miles west of Doncaster
16 miles north of Sheffield
Roads: A635, A6195, M1 (Junction 37), A1 (M)
Rail: Barnsley Train Station
Air: Robin Hood Airport, Doncaster
Leeds Bradford International Airport

Situation

The property is located on the southern side of the busy Barnsley Road some 0.4 miles from the A635 which connects Doncaster to Manchester via Barnsley.

The property lies close to Darfield Village centre in a predominantly residential area, also being within close proximity to the local primary school.

Description

The property comprises a newly reconstructed ground floor retail unit trading as a convenience store. The property benefits from a large car park for approximately 32 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Storage	376.90 sq m (4,057 sq ft)	CO-OPERATIVE GROUP FOOD LTD (1)	20 years from 21/06/2013 until 20/06/2033 on a full repairing and insuring lease (2) (3)	£50,000	21/06/2018 and five yearly thereafter (4)
Basement	Ancillary	Not measured				
Totals		376.90 sq m (4,057 sq ft) (5)			£50,000	

- The Co-operative Group Food Ltd is the fifth largest food retailer in the United Kingdom operating over 3,300 stores of various sizes with the biggest geographical spread of any retailer (Store: <http://www.co-operative.coop/> 20/09/2013)
- The basement area is subject to a schedule of condition.
- The lease provides a tenant option to determine on the tenth anniversary of the term.
- The lease is subject to 5 yearly upward only rent reviews in line with RPI subject to a minimum of 1% p.a. and maximum of 4% p.a.
- Areas stated have been calculated on a GIA basis.

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