

lot 56

20/22 Cheapside Barnsley, South Yorkshire S70 1RR

Rent
£210,000
per annum
exclusive

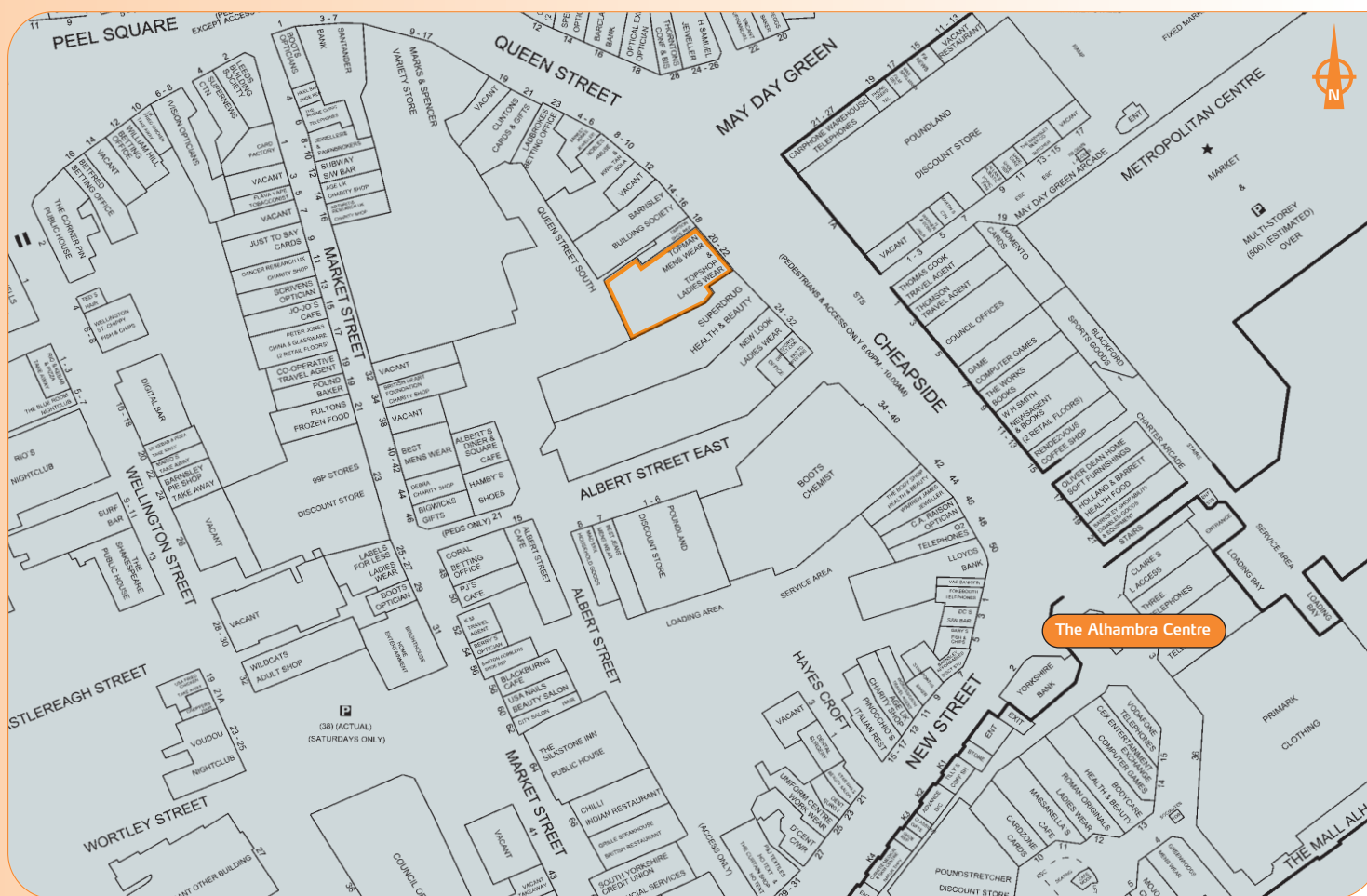
Freehold Retail Investment

- Let to Top Shop/Top Man Properties Limited
- Guarantee from Redcastle Limited – a part of Arcadia Group Limited
- Approximately 7,506 sq ft with trading accommodation on ground and first floors
- Pedestrianised trading location close to Marks & Spencer, Primark, Boots the Chemist, Superdrug, New Look, Poundland and Costa
- Opposite the Metropolitan Centre and close to the Alhambra Centre



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Location

Miles: 14 miles north of Sheffield
20 miles south of Leeds
35 miles east of Manchester
Roads: A635, M1 (Junction 37)
Rail: Barnsley Railway Station
Air: Robin Hood Doncaster Sheffield, Leeds/Bradford Airport

Situation

The property occupies an excellent trading location on the western side of the pedestrianised Cheapside, at its junction with Queen Street in the heart of the town centre. The property faces The Metropolitan Centre, which is anchored by retailers including WH Smith and Poundland, with The Alhambra Shopping Centre close by, housing retailers including Primark, TK Maxx, Wilko and Next. Other nearby occupiers include Marks & Spencer, Boots the Chemist, Superdrug, New Look and Costa.

Description

The property comprises a large, well configured double-fronted shop with Top Shop trading at ground floor and Topman trading at first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	368.80 sq m (3,969 sq ft)	TOP SHOP/TOP MAN PROPERTIES LIMITED (1) with a guarantee from Redcastle Limited (2)	10 years from 23/05/2010 on a full repairing and insuring lease	£210,000	(22/05/2020)
First	Retail/Ancillary	328.60 sq m (3,537 sq ft)				
Totals		697.40 sq m (7,506 sq ft)			£210,000	

(1) For the year ending 30th August 2014, Top Shop/Top Man Properties Limited reported a turnover of £106,505,000 and pre-tax profits of -£141,000. (Source: Experian Group 23/02/2016)
 (2) For the year ending 30th August 2014, Redcastle Limited reported a turnover of £206,281,000, pre-tax profits of -£999,000 and a total net worth of £311,008,000. (Source: Experian Group 23/02/2016)

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