

# **SITUATION**

Occupying a prominent position in the main pedestrianised Town centre opposite the **Alhambra Shopping Centre** and close to such multiples as **Yorkshire Bank**, **Age UK**, **Holland & Barrett**, **WH Smith**, **O2**, **3 Store**, **Boots** and many more. Barnsley is a busy Town which lies approximately 16 miles North of Sheffield and 20 miles South of Leeds with easy access via the M1 (Junction 37)

# **PROPERTY**

A mid-terraced property comprising a **Ground Floor Shop** with **Basement** plus internal and separate front access to **Ancillary Accommodation** on the two upper floors.

# **ACCOMMODATION**

### **Ground Floor Shop**

Gross Frontage 17'7"
Internal Width 12'8"
Shop & Built Depth 28'10"

**Basement** 

Area Approx. 240 sq ft

First Floor Kitchen/Storage

Area Approx. 255 sq ft

**Second Floor Ancillary** 

2 Rooms, Kitchen

Area Approx. 265 sq ft

WC

# £26,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD** 

## **VAT** is **NOT** payable in respect of this Lot

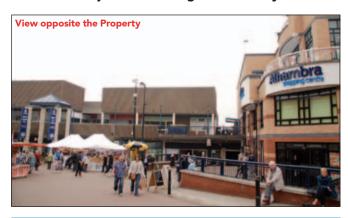
## **FREEHOLD**

#### **TENANCY**

The entire property is let on a full repairing and insuring lease to **G. S. Punia as a Fish and Chip takeaway / restaurant** (having 3 branches) for a term of 16 years from 6th July 2009 at a current rent of £26,000 per annum exclusive.

Rent Reviews July 2013 (Outstanding – not yet actioned) and 4 yearly.

Note: There may be potential to convert the upper floors into a Flat, subject to obtaining the necessary consents.



VENDOR'S SOLICITORS
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