



6 WEEK COMPLETION

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.



View opposite the Property

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts