



SITUATION

Located on one of the town's main shopping thoroughfares, opposite the junction with Market Street, nearby a **Betfred** and a **William Hill** plus a variety of local traders and businesses with Goldthorpe Train Station only 1/2 a mile distant. Goldthorpe lies on the main A635 midway between Doncaster and Barnsley, approx. 20 miles south-east of Leeds.

VAT is NOT applicable to this Lot

PROPERTY

Forming part of a terraced parade comprising **3 Ground Floor Shops** with **Office Accommodation** above Nos. 27/29 (accessed internally) and a **Store** at first floor above No. 25. The property benefits from a rear service road for unloading.

Total Frontage 50'8"

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 25 (Ground Floor Café & First Floor)	Ground Floor Café (28 covers) Internal Width 16'2" Café Depth 37'5" Built Depth 42'7" First Floor Store Area Approx. 360 sq ft plus 4 WCs	M. Bull (Café)	10 years from 14th November 2010	£6,600	FRI
No. 27 (Ground Floor Shop)	Internal Width 13'1" Shop Depth 40'11" Built Depth 49'5"	Mrs S. Hume t/a Sisters Clothes Shop	3 years from 4th November 2016	£4,200	FRI
No. 29 (Ground Floor Shop & First Floor Offices above No.27 & 29)	Ground Floor Shop Internal Width 15'6" Shop Depth 38'6" Built Depth 71'6" Sales/Store Area Approx. 970 sq ft plus 2 WCs First Floor Offices Approx. 1,235 sq ft	VACANT			

TOTAL £10,800 plus Vacant Shop & Upper Part

£10,800 p.a. Plus Vacant Shop & Large Upper Part

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

RIB Robert Irving Burns Property Consultants
JOINT AUCTIONEERS Robert Irving Burns, 23/24 Margaret Street, London W1W 8LF Tel: 020 7637 0821 Ref: A. Reiff
VENDOR'S SOLICITORS Nicholas & Co - Tel: 020 7323 4450 Ref: N. Nicholas - Email: nick.nicholas@nicholassolicitors.com

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 £750 (including VAT) upon exchange of contracts