



## SITUATION

Located in the town centre within this pedestrianised retail thoroughfare, adjacent to **Fulton's Frozen Foods** and amongst such other multiple retailers including **Marks & Spencer, Coral, Card Factory, Brighthouse, Scrivens, Amplifon** and **Boots Opticians**.

Barnsley lies approx. 13 miles north-west of Sheffield and 8 miles south of Leeds benefitting from good road access via the M1 (Junction 37).

## PROPERTY

Comprising a **Large Ground Floor Retail Unit** with **Ancillary Storage** on basement, first and second floors. In addition, the property includes a rear loading area accessed from Wellington Street.

## ACCOMMODATION

### Ground Floor Retail Unit

Gross Frontage	92'5"
Internal Width	87'1"
Built Depth	146'0"
Area	Approx. 10,060 sq ft <sup>1</sup>

### Basement Ancillary

Area	Approx. 809 sq ft <sup>1</sup>
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### First Floor Ancillary

Area	Approx. 8,960 sq ft <sup>1</sup>
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### Second Floor Ancillary

Area	Approx. 3,914 sq ft <sup>1</sup>
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<b>Total Area</b>	<b>Approx. 23,743 sq ft<sup>1</sup></b>
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<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA

## Rear of Property



VAT is applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Poundland Limited (having over 700 branches)** (T/O for Y/E 27/03/2016 **£1.21bn, Pre-Tax Profit £34.7m and Shareholders' Funds £95.7m**) for a term of 5 years from 25th March 2016 at a current rent of **£90,000 per annum** exclusive.



**\*Reserve below £750,000**

6 week completion



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#### Vendor's Solicitors

Marsden Rawsthorn

Tel: 01772 799 601 Ref: S. Hodgson

Email: shodgson@marsdenrawsthorn.com

**£90,000** per annum

The Surveyors dealing with this property are  
**John Barnett and Joshua Platt**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts

\*Refer to points 9 and 10 in the 'Notice to all Bidders' page