

## INVESTMENT PROPERTY FOR SALE

**40 MARKET STREET, BARNSELEY, S70 1SN**



### SITUATION and DESCRIPTION

This is a purpose built retail unit dating from the 1970s. It is in a parade of units in a good trading location within Barnsley with nearby occupiers including British Heart Foundation, NCH, Thomson Travel, Game Station, Greenwoods etc.

There is an entrance to Marks & Spencer close by and a pedestrian thoroughfare connecting Market Street to Cheapside which is the main retail part of the town

The accommodation of the unit is arranged at ground floor and first floor level with a rear service entrance used in common with adjoining shops.

## ACCOMMODATION

The measurements and floor areas are as follows:

|              |               |        | Sq ft | Sq ft |
|--------------|---------------|--------|-------|-------|
| Frontage     | 20'0"         |        |       |       |
| Built Depth  | 40'0"         |        |       |       |
| Ground Floor |               | Zone A | 380   |       |
|              |               | Zone B | 86    | 466   |
| First Floor  | (Double Unit) |        |       | 1400  |
|              |               |        |       | 1866  |

The first floor over sails the adjoining property, which is occupied by Best Jeans Company so that the width upstairs is twice that of downstairs.

## RATES

An extract from the 2010 Valuation List is reproduced below.

| Billing authority reference | Address of property                   | Description       | With effect from | RV      |
|-----------------------------|---------------------------------------|-------------------|------------------|---------|
| 51200078943408              | 40, MARKET STREET, BARNSELEY, S70 1SN | SHOP AND PREMISES | 01 Apr 2010      | £26,500 |

National non domestic rates are payable by the occupier or occupiers in accordance with the Uniform Business Rate which is 43.3p in the £ for 2011/2012.

## LEASE

PDSA occupies the premises by way of a lease between London & City Estates and PDSA dated 3<sup>rd</sup> June 2003. It is for a term of ten years commencing 3<sup>rd</sup> June 2003 and expiring on 2<sup>nd</sup> June 2013.

The passing rent is £26,500 (Twenty Six Thousand, Five Hundred Pounds) per annum.

## PRICE

£320,000 (Three Hundred and Twenty Thousand Pounds).

## VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

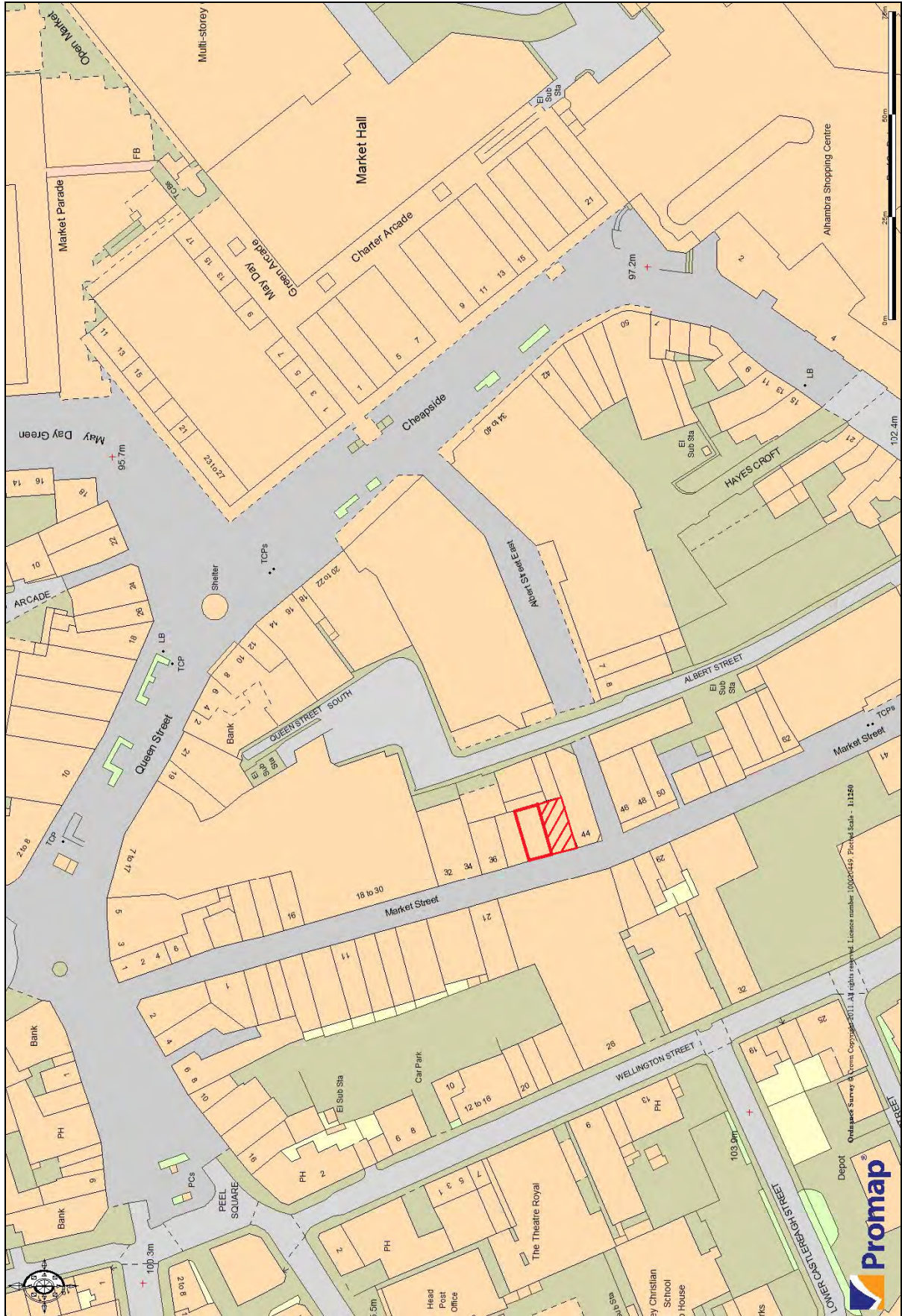
### IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.

# SITE PLAN

40 Market Street is edged red. The red hatched area signifies the first floor over 42 Market Street.



*Altered Scale. Do not measure from plan*

# LOCATION PLAN

