



barkerproudlove
retail property consultants

Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

Market Street, Barnsley

INVESTMENT SALE - Unbroken parade of 12 High Street Shops



Rent: Total Rent Roll of £140,200 pax

Units range from 430 sq ft to 1,370 sq ft ground floor sales

**FOR
SALE**

Viewing strictly through the sole agent.

Barker Proudlove

James Lamming

0771 5678630

james@barkerproudlove.co.uk

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2021



barkerproudlove
retail property consultants

Net Internal Floor Areas

Address	GF NIA	FF NIA	Total NIA
1 Market Street	766	824	1,590
3 Market Street	640	457	1,097
5 Market Street	415	325	740
7 Market Street	806	246	1,052
9 Market Street	1,355	882	2,237
11 Market Street	925	1,699	2,624
13 Market Street	949	110	1,059
15 Market Street	973	961	1,934
17 Market Street	1,368	938	2,306
19 a Market Street	878	587	1,465
19 b Market Street	878	587	1,465
21 Market Street	1,308	803	2,111

Location:

- Barnsley is situated approximately 15 miles north of Sheffield and 25 miles south of Leeds.
- The Town has a population of approximately 240,000.
- The subject premises are situated fronting pedestrianised Market Street.
- Nearby occupiers include M&S, Poundland and the new Glassworks Shopping Centre.

Description:

- Unbroken parade of 12 High Street Shops.
- Units range from 430 sq ft to 1,370 sq ft ground floor sales.
- 67% let and largely re-based rents.
- Latent demand for void units.

Accommodation:

Net internal floor areas are listed opposite.



barkerproudlove
retail property consultants

Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

Tenancies:

- Total rent roll of £140,200pax
- All leases are on FRI terms
- 78% income secured against national / multiple retailers

List of Tenancies

Unit	Address	Tenant	GF NIA	FF NIA	Total NIA	Lease Start	Lease Expiry	Break Date	Review Date	Zone A	RENT P/A
1	1 Market Street	Sportswift Limited T/A Card Factory	766	824	1,590	25/12/2017	24/12/2022			£40.17	£29,750
2	3 Market Street	Photographic Retail 2008 Limited T/A Max Spielman	640	457	1,097	17/01/2017	16/01/2022			£39.80	£20,000
3	5 Market Street	Gam Bui	415	325	740	09/12/2019	08/12/2029	09/12/2024	09/12/2024	£38.43	£13,750
4	7 Market Street	The Book Vault LLP	806	246	1,052	19/11/2019	18/11/2024	19/11/2022		£34.90	£20,000
5	9 Market Street	Vacant	1,355	882	2,237						
6	11 Market Street	Cancer Research UK	925	1,699	2,624	18/03/2020	17/03/2025			£32.71	£22,000
7	13 Market Street	Scrivens Limited	949	110	1,059	08/07/2016	07/07/2021			£40.00	£22,700
8	15 Market Street	Vacant (former Amplifon Limited)	973	961	1,934						
9	17 Market Street	Peter Jones (China) Limited (in Administration)	1,368	938	2,306	18/12/2018	17/01/2021			£0.00	£0
10	19 a Market Street	Vacant (former TCCT Retail Limited t/a Thomas Cook)	878	587	1,465						
11	19 b Market Street	S&PB Retail Limited t/a Pound Bakers	878	587	1,465	18/09/2020	17/09/2025	Rolling 6 monthly		£20.00	£12,000
12	21 Market Street	Vacant (former Frozen Value Limited t/a Jack Fulton)	1,308	803	2,111						
			11,261	8,419	19,680					30.75	£140,200



barkerproudlove
retail property consultants

Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

Investment Summary:

- Income of £140,200pax
- Freehold ownership
- 10% NIY after costs
- £1.325million

VAT:

The sale is to be treated as a TOGC.

Legal Costs:

Each party to be responsible for their own costs incurred in this transaction.

Viewing:

Strictly by appointment through Barker Proudlove.