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Town Centre Licenced Bar Investment



**'Annie Murrays', 22 Market Hill/1A The Arcade,
Barnsley, S70 2QE**

£139,950 Guide Price

- Current Rent - £13,000 p.a plus VAT
- Prime Position in Town Centre Leisure Circuit
- Rent Reviews due 9th October 2019
- Tenant Break Option 9th April 2020 (subject to 6 months prior notice)

Tel: 01226 298456

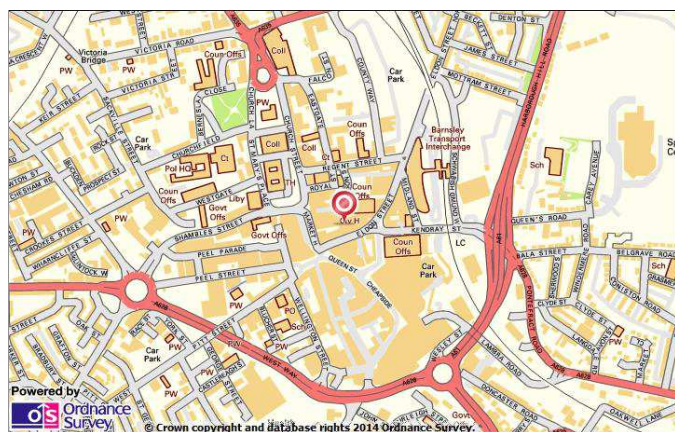
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LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

The premises are located in a prominent position at the corner of Market Hill and The Arcade within the established licenced leisure sector of Barnsley town centre. Notable nearby occupiers include The 'OO' Bar, Favela Brazilian Restaurant, eVoo Pizzeria and Bar and The Soul Lounge.



DESCRIPTION

The premises comprise of a town centre bar arranged on ground and two upper floors plus basement cellerage. The ground floor comprises of a bar area and accessible toilet, the first floor consists of a function room with ancillary customer toilets, former kitchen and stores. The second floor consist of a series of storage rooms.

ACCOMMODATION

Description	Dimensions	
Ground floor		
Bar area	87.33 sq m	940 sq ft
Accessible toilet	--	--
First floor		
Function room/bar/customer toilets, kitchens and stores	151.24 sq m	1628 sq ft

Second floor		
Storage	152.36 sq m	1640 sq ft
Cellars	Not measured	

SERVICES (not tested)

Mains services comprising water, gas, electricity and drainage are connected.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate. VAT is applicable.

RATING

Rateable Value - £14,500

TENURE

The property is held by way of a lease for a term of 999 years from 28th November 2013 at a ground rent of £100 per annum for the first 50 years of the term, £200 per annum for the second 50 years of the term and further doubling every 50 years of the term.

OCCUPATIONAL LEASE

The premises are occupied by a Mr Paul McNicholas T/A Annie Murrays under the terms a lease dated 9th October 2014. The lease is for a term of 10 years from 9th October 2014 at a current rent of £13,000 per annum subject to an upward only rent review on 9th October 2019. The tenant has an option to determine the lease on 9th April 2020 subject to not less than 6 months prior written notice.

EPC 109 (E)

VIEWING AND FURTHER INFORMATION

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IMPORTANT

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