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For Sale



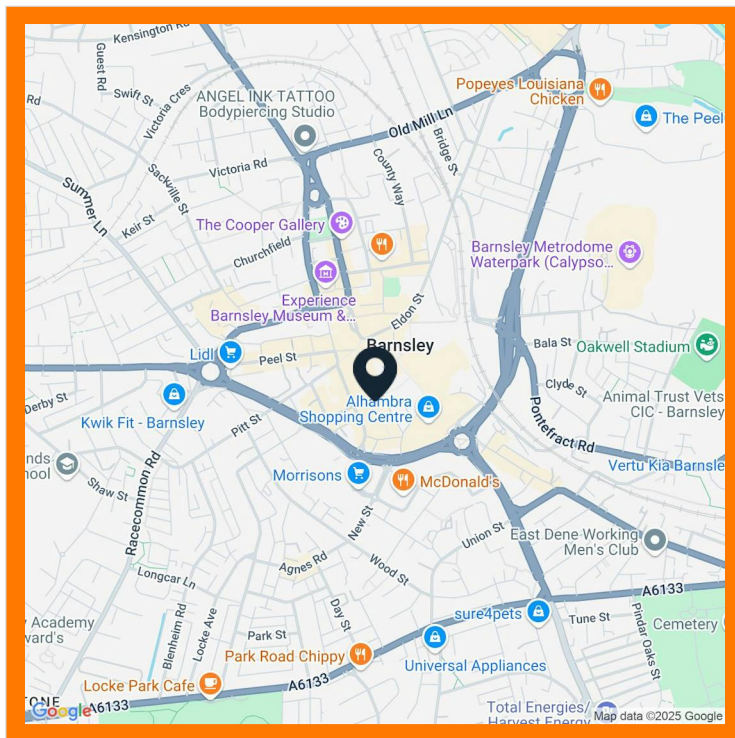
Freehold Cafe Investment in Barnsley town centre Offers in the region of £205,000

50 Market Street, Barnsley, S70 1SN

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- Ground Floor cafe with ancillary accommodation and rear parking
- Busy location on Market Street in Barnsley town centre
- Let to an individual t/a 'PJ's Cafe & Bistro' on a lease until 21st July 2034
- Current income of £20,400 pa
- Rent review on 22nd July 2025



Description

The property comprises a café premises providing accommodation over mainly ground floor with a two storey section to the rear.

Internally the property comprises a sales area, kitchen and store room to the ground floor, with rear exit. To the first floor (via a rear internal staircase) there is a further 2 x stores / office (partitioned) and Male & Female WC facilities. The business is trading under name of 'PJs.' To the rear of the premises there is a parking / loading / delivery area.

Location

The property is situated in Barnsley centre in South Yorkshire. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west.

Market Street is located in the centre of Barnsley in a location with a number of other retail occupiers. There are a number of local and national names within the vicinity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Seating Area / Kitchen Area	725	67.35
Ground - Preparation Area	157	14.59
1st - Office / Storage	300	27.87
Total	1,182	109.81

Rateable Value

The property currently has a rateable value of £10,250.

Tenure

Held on a freehold basis. Title number: SYK421933

Current Occupational Lease

The property is let on the following basis:

Tenant: Individual (lease has since been assigned)

Rent: £20,400 pa

Term: 15 year lease from 22nd July 2019 until 21st July 2034 (no tenant breaks)

Rent Reviews: Open Market Rent Review every 3rd year anniversary of the lease start date.

Price

Offers in the region of £205,000. We are informed VAT is NOT payable on the price

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Energy Performance Certificate

Upon Enquiry

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