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6 MARKET STREET, HEMSWORTH, WF9 4LA

## FREEHOLD RETAIL INVESTMENT

### INVESTMENT SUMMARY

- The current passing rent is **£12,500** per annum exclusive.
- Offers are being sought in the region of **£140,000** exclusive, subject to contract, reflecting a net initial yield of approximately 9%.
- Prominently located in Hemsworth Town Centre.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract

## LOCATION

The premises occupy a prominent trading position in the town's principal thoroughfare adjacent to Ladbrokes and amongst local and national retailers including: Tesco, Lloyds Pharmacy, Ladbrokes and Iceland Foods. Hemsworth lies on the A628 some 9 miles south-west of Wakefield and approximately 7 miles north-west of Barnsley with easy access to the A1 (M) (Junction 38).

## DESCRIPTION

The property comprises a ground floor retail premises with a self-contained flat.

## ACCOMMODATION

The shop is arranged on the ground floor only and comprises of the following approximate net internal area:

	FEET AND INCHES	M
<b>Internal Width</b>	14' 2"	4.32
<b>Shop Depth</b>	46' 1"	14.07
	<b>SQ FT</b>	<b>SQ M</b>
<b>Ground Floor Sales</b>	952	88.43
<i>Stock Room</i>	151	14
<i>Kitchen</i>	82	7.58
<i>Office</i>	143	13.27
<i>WC</i>	-	-
<b>TOTAL</b>	<b>1,327</b>	<b>123.28</b>

The first floor flat comprises the following approximate areas:

	METRES
<b>Living Room</b>	3.63 x 5.59
<b>Kitchen</b>	3.27 max x 3.60
<b>Bathroom</b>	3.64 max x 1.82
<b>Bedroom 1</b>	3.61 x 4.86
<b>Bedroom 2</b>	2.71 x 4.89

## TENURE

The premises are held freehold.

## TENANCY

The property is currently let to 28A Supported Living Limited on the basis of a full repairing and insuring new lease for a term of 3 years from 23<sup>rd</sup> October 2015. The passing rental is £12,500 pa.

## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price.

## PROPOSAL

We are instructed to seek offers in excess of **£140,000** subject to contract and exclusive of VAT, for the benefit of our client's freehold interest subject to the existing occupational tenancy which will show the purchaser a net initial yield of approximately 9%.

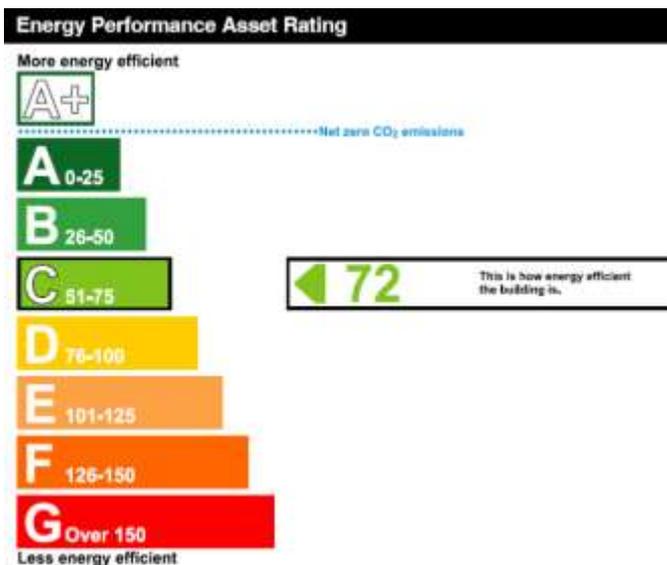
## FURTHER INFORMATION

Should you require further information or wish to view the property please contact the joint agents:

**Robert Lane**  
Lane Walker  
0114 275 3260  
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## ENERGY PERFORMANCE CERTIFICATE



## SUBJECT TO CONTRACT

DETAILS REVISED SEPTEMBER 2015

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