

# FOR SALE



**24 MAY DAY GREEN, BARNSELY S70 1SH**

- Freehold Retail Investment
- Strong National Covenant
- Let to Signet Trading Ltd
- New 5 Year Lease From July 2024

# FOR SALE – TOWN CENTRE JEWELLERS INVESTMENT LET TO H. SAMUEL

## INVESTMENT SUMMARY

Well located retail investment let to H Samuel on a new 5 year lease at £50,000 per annum. The tenant is well established throughout the UK with over 150 years trading history.

- Prime town centre retail investment
- 296.71 Sq M (3,194 Sq Ft) NIA
- Well-presented property
- Mid to long term redevelopment potential of the upper floors
- Located in the prime retail area of Barnsley
- Excellent covenant strength – turnover £384 million, cash at hand £8.8m, shareholders funds

Inviting offers in the region of £500,000 reflecting a NIY of 9.55% after purchaser's costs of 4.70%.

### Contact

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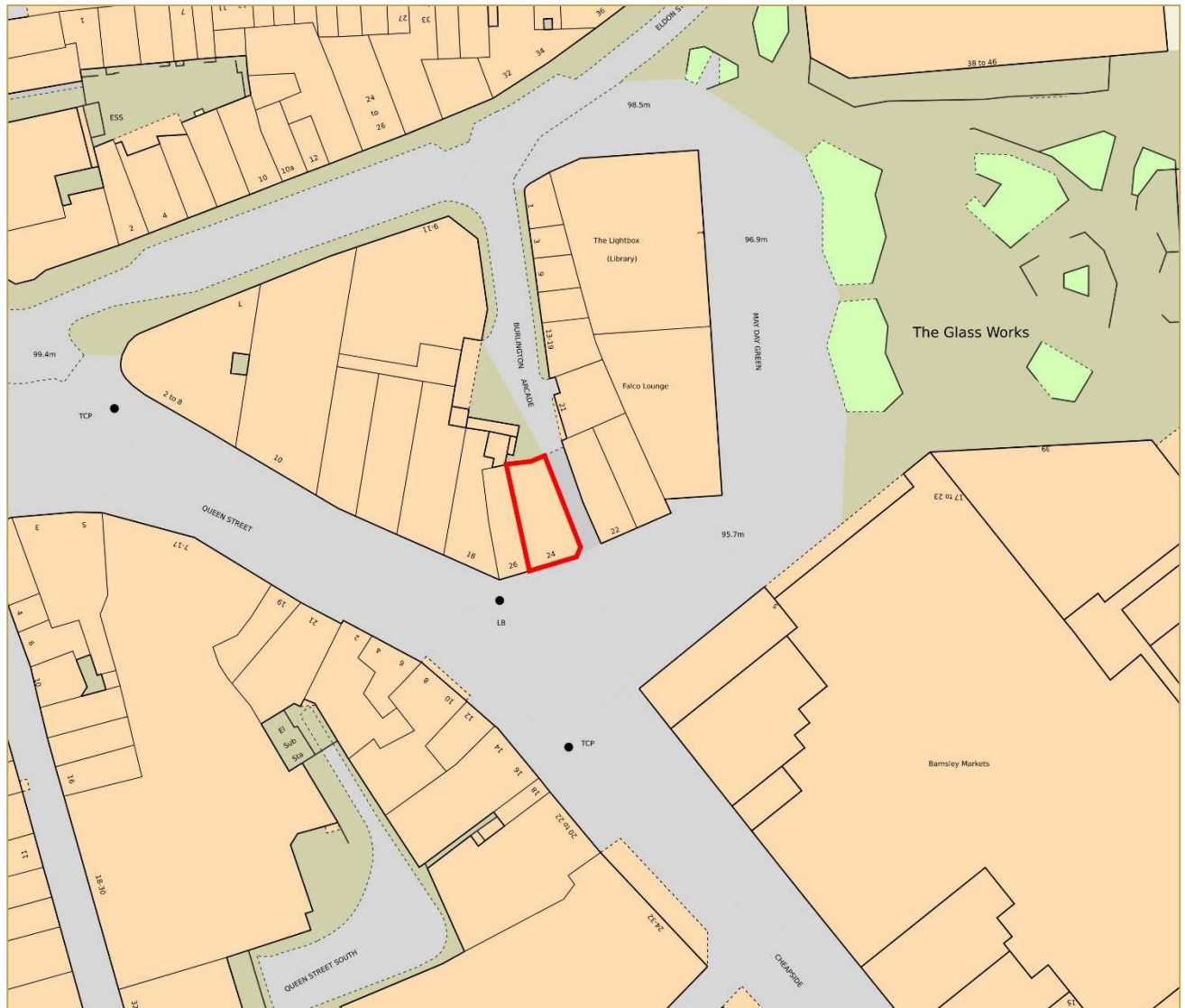
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## Location

The property is situated in a prime retail area of Barnsley. Positioned right in the city centre, this property benefits from heavy footfall and is surrounded by a vibrant mix of retail, dining, and entertainment options. It is situated on the main thoroughfare, making it a prime location for retail uses.

The area also boasts excellent local amenities, including banking facilities, parking options, and leisure activities.

Barnsley is a town in South Yorkshire with a population of 96,000 with a wider borough population of 244,000.

## Description

A premier commercial property, this two-floor property is currently occupied by the well established national retailer, H.Samuel, ensuring a prestigious and high-visibility presence.

## Ground Floor

The expansive ground floor features large display windows that offer street frontage. Inside, the space is open-plan, providing maximum flexibility for various retail layouts or other commercial uses. The well-maintained interior includes suspended, modern lighting, and quality flooring.

## First Floor

Accessible via a wide staircase, the first floor offers additional office/ storage area featuring ample natural light and versatile configurations to suit a wide range of commercial, or residential purposes STP.

## Accommodation

	Sq M	Sq Ft
Ground Floor	122.64	1,320
First Floor	110.32	1,188
Basement	63.70	686
<b>Total</b>	<b>296.71</b>	<b>3,194</b>

Measurements provided by the VOA. Net Internal Areas.

## Tenancy Information

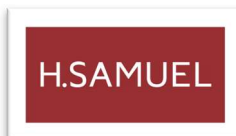
**Tenant:** Signet Trading Ltd t/a H. Samuel

**Term:** 5 years FRI from July 2024 (with annual break clauses from 1 January 2025 and annually thereafter on 6 months written notice)

**Repairs:** FRI

**Rent:** £50,000 per annum exclusive

## Covenant Information



## H. Samuel

H. Samuel is a mass-market jewellery chain operating in the United Kingdom and Ireland. As part of the Signet Group of jewellery retailers, it has over 200 stores across both countries and trades under the name Signet Trading Ltd. H Samuel was established in 1862.

Turnover: £384 million

Cash at bank: £8.8 million

Shareholder Funds: £215.8 million

As of 2023.

## Investment Proposal

Inviting offers in the region of £500,000 reflecting a NIY of 9.55% after purchaser's costs of 4.70%.



# FOR SALE – 24 MAY DAY GREEN, BARNSELEY, SOUTH YORKSHIRE, S70 1SH

## Tenure

Freehold.

## Anti Money Laundering

Purchasers are required to comply with Anti Money Laundering Regulations.

## EPC

D (90)

## VAT

The property is subject to VAT but we anticipate the sale will be treated as a TOGC.

## Viewings

By appointment with the sole agents below:

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- 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given.
- 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase.
- 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering any contract for purchase or lease. Photos dated July 2024 brochure dated July 2024

