

TO LET

7

Market Street
Barnsley



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 property is situated in a prime location on the pedestrianised Market Street being immediately adjacent to Cancer research and opposite Marks & Spencer. Other nearby retailers include Card Factory, Savers, Subway and Max Spielmann.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	882	81.9
First Floor Ancillary	445	41.3

Rent

We are seeking rental offers in the order of £27,000 per annum exclusive.

Tenure

The unit is available by way of a new full repairing and insuring lease, for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £19,750.

For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - Available on Request

Legal Costs

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

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared January 2018

Viewing Strictly through the joint letting agents.

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