



Smiths
Chartered
Surveyors

FOR SALE

T: 01226 298456



INVESTMENT

Phoenix House, Blucher Street, Barnsley, S70 1AP

£99,950 Guide Price

► Town Centre Retail Investment

► Producing £8,000 per annum

► Excellent Town Centre Position close to the Central Post Office.

► Let Until February 2023

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 property is situated within the town centre on the west side of Blucher Street, south of the junction with Pitt Street. Occupiers close by include YMCA, Royal Mail Sorting Office, the Hope House Church and Sizzlers hot food takeaway.

DESCRIPTION

Lock up retail/office unit - The premises are let to an established Bridal Shop that has been in occupation since 2014.

ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor	763	70.88
Total	763	71

VAT

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

RATING

Office and Premises with a Rateable Value of £5,800

TERMS

Freehold - Subject to a lease dated 24/02/18 for a term of 5 years ending 23rd February 2023 at a rent of £8,000 per annum exclusive. The lease is on FRI Terms.

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LEGAL COSTS

Each party are to bear their own costs.

EPC

EPC Rating - 'D' (84)

VIEWING AND FURTHER INFORMATION

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