

COMMERCIAL  
RESIDENTIAL

**SMITHS**  
**CHARTERED SURVEYORS**  
THE COMPLETE PROPERTY  
CONSULTANCY

**TO LET**

## Retail Unit



**10 Eldon Street  
Barnsley S70 2JB**

**Rent: £20,000 p.a. exclusive**

- Prominent town centre retail premises
- Close to Thomas Cook, Paddy Power, Nationwide and the Halifax
- Ground floor : 787 sq ft (73.11 sq m)  
First floor : 187 sq ft (17.37 sq m)

**Tel: 01226 298456**

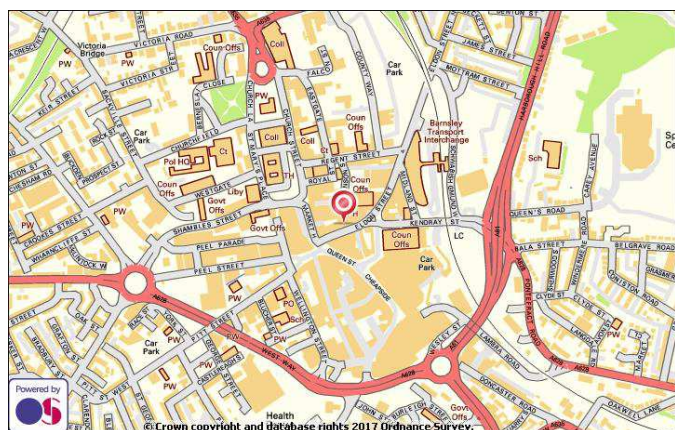
14 Regent Street  
Barnsley  
S70 2HG

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## LOCATION

Barnsley has an urban population of approximately 230000 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 premises are located on Eldon Street close to the prime retail pitch on Peel Square and Queen Street. Other notable occupiers nearby include Thomas Cook, the Halifax, Paddy Power and Nationwide.



## DESCRIPTION

Retail premises with accommodation arranged on ground and first floor.

## ACCOMMODATION

Description	Dimensions	
<b>Ground floor</b>		
Internal width	5.90 m	19' 4'
Shop depth	11.75 m	38' 6'
Net sales area	713 sq ft	66.22 sq m
Office/store	74 sq ft	6.85 sq m
<b>First floor</b>		
Kitchen	83 sq ft	7.74 sq m
Office	104 sq ft	9.68 sq m
Male / Female WC	--	--

## SERVICES (not tested)

Mains water electricity and drainage are connected to the property.

## VAT

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

## RATING

Rateable Value - £12,500 p.a.  
Rates Payable 2017/18 - £7,109  
Uniform Business Rate 2017/18 - £0.466

Interested parties should confirm the details with the Local Rating Authority as rateable values can change may be subject to transitional relief.

## LEGAL COSTS

The tenant is to be responsible for the landlord's reasonable legal costs.

## EPC

An Energy Performance Certificate is in the process of being prepared. Please contact the agents for further information.

## VIEWING AND FURTHER INFORMATION

Andrew Corbett  
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E-mail: [andrew@smithsestateagents.co.uk](mailto:andrew@smithsestateagents.co.uk)

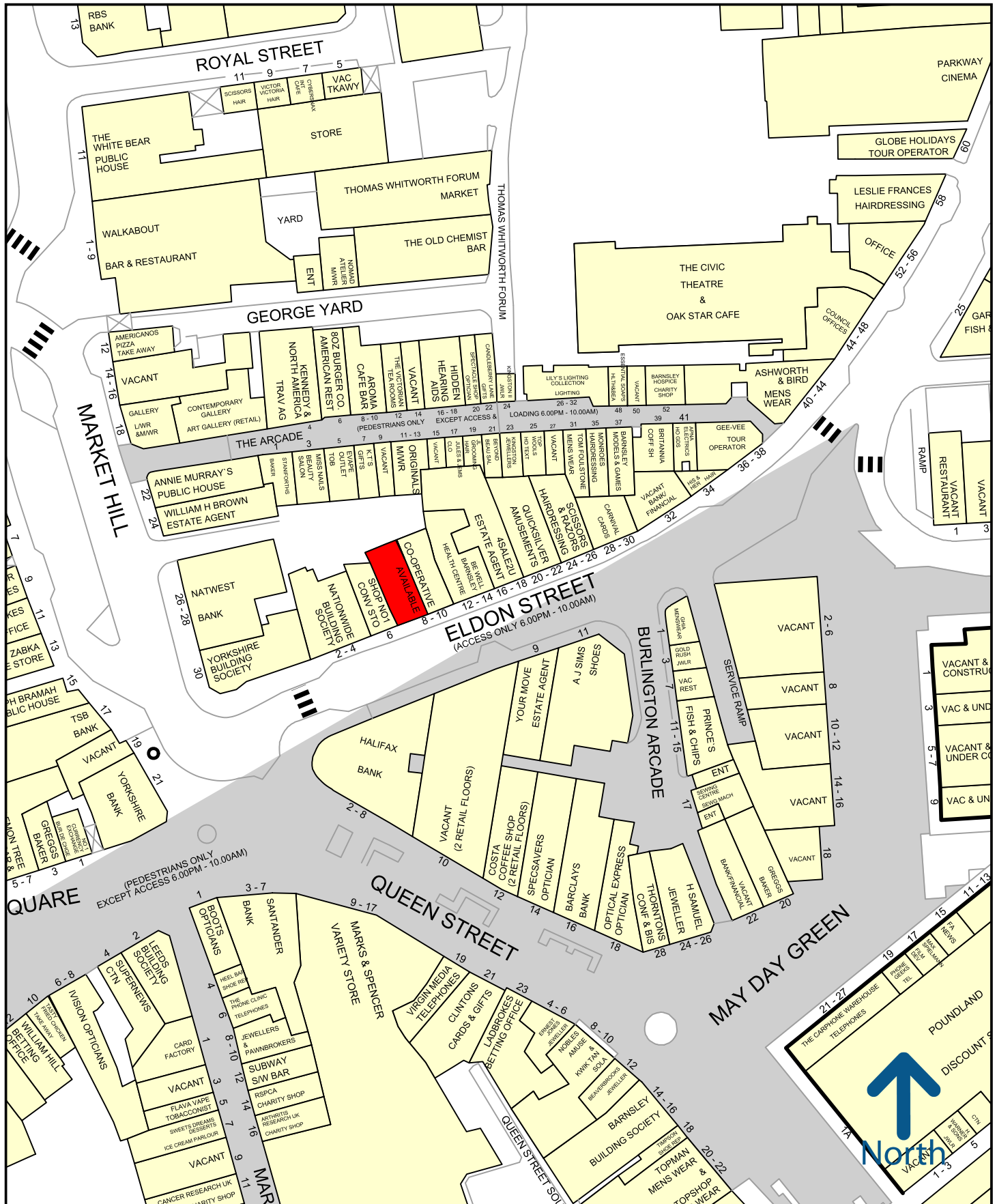
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### IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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50 metres

Experian Goad Plan Created: 24/05/2017  
Created By: Smiths Estate Agents

