

Barnsley

38 Market Street

Retail Unit To Let



Location

The property is situated on the pedestrianised Market Street in the heart of the town centre.

Retailers directly opposite include Pound Bakery, Fultons and Poundland, with other nearby retailers Marks & Spencer, Scrivens, British Heart Foundation and Subway also on Market Street.

Accommodation

The unit is arranged over ground and first floors providing the following approximate floor areas:

| | | |
|---------------------|-----------|-----------|
| Ground Floor Sales: | 672 sq ft | 62.4 sq m |
| First Floor: | 582 sq ft | 54.1 sq m |

Tenure

The unit is available by way of a new lease at terms to be agreed.

Rent

£17,000 per annum exclusive.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

| | |
|-------------------------|------------|
| Rateable Value | £19,500.00 |
| Rates Payable (2019/20) | £9,574.50 |

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

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

EPC

Rating = F.

Viewing & Further Information

Strictly by prior arrangement only with:

Josh Howe

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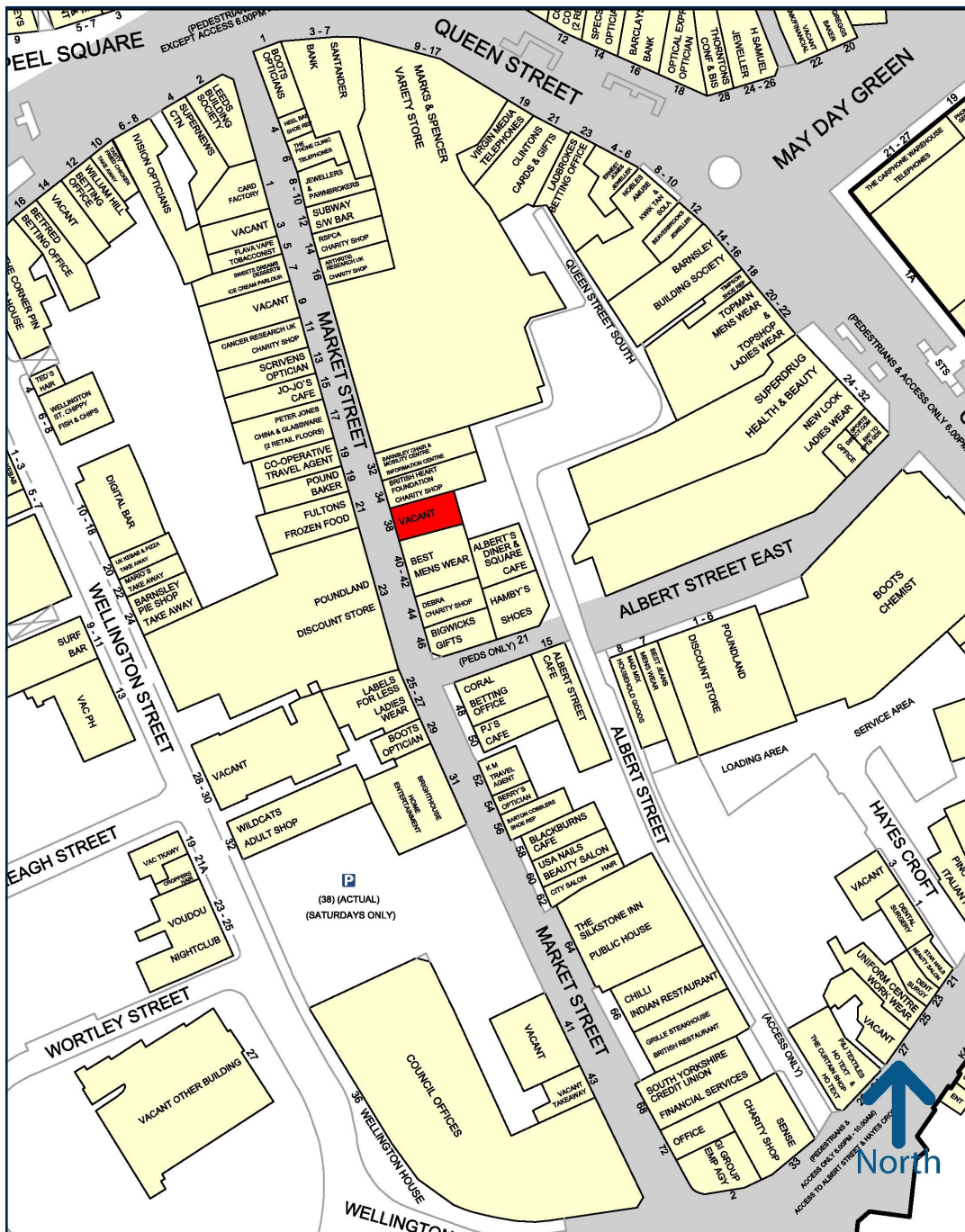
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Shaping Retail.



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