



TO LET

PROMINENT RETAIL PREMISES

836 - 2,695 Sq Ft (77.66 - 250.37 Sq M)

◆ Suitable for various uses (STP) ◆ Sub lease or assignment



214-216, Barnsley Road
Cudworth, Barnsley, S72 8UH

LOCATION

The subject premises are prominently positioned on Barnsley Road in the centre of Cudworth, approximately 3.5 miles north-east of Barnsley town centre. Multiple occupiers in close proximity include Well Pharmacy, Co-op and Aldi along with a number of independent retailers.

DESCRIPTION

The building comprises an end terrace stone-built retail unit set under a pitched slate roof with retail space at ground floor level and additional accommodation on two upper floors and the basement. There is also a decent sized separate garage building to the rear. Internally at ground floor the main shop provides several small rooms plus a kitchen, disabled w/c and rear storage area.

ACCOMMODATION

The property has the following approximate floor areas:-

Ground floor - 836 sq ft
First floor - 484 sq ft
Second floor - 315 sq ft
Rear garage - 1,060 sq ft
Basement - not measured

RATES

Shop and Premises

Rateable Value:	£10,250
Rates Payable (2020/2021):	0

For viewing arrangements or to obtain further information please contact:

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TERMS

The property is available by way of a new effective full repairing and insuring sub lease for a remainder of the term being up to 22.5.2023. The passing rent is £18,000 per annum exclusive of business rates, utility costs, insurance and any other outgoings.

EPC

An Energy Performance Assessment has been commissioned.

VAT

The property is not elected for VAT.

PLANNING

The property has A1 planning use class.

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