

# BARNSELEY

## 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. drug and Clarks.

#### Rent

£15,000 per annum exclusive.

#### Tenure

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

#### Accommodation

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

Ground Floor	672 sq ft	62.4 sq m
First Floor	582 sq ft	54.1 sq m

#### Rates

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

Rateable Value	£19,500
Rates Payable (2019/2020)	£9,575

*(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.

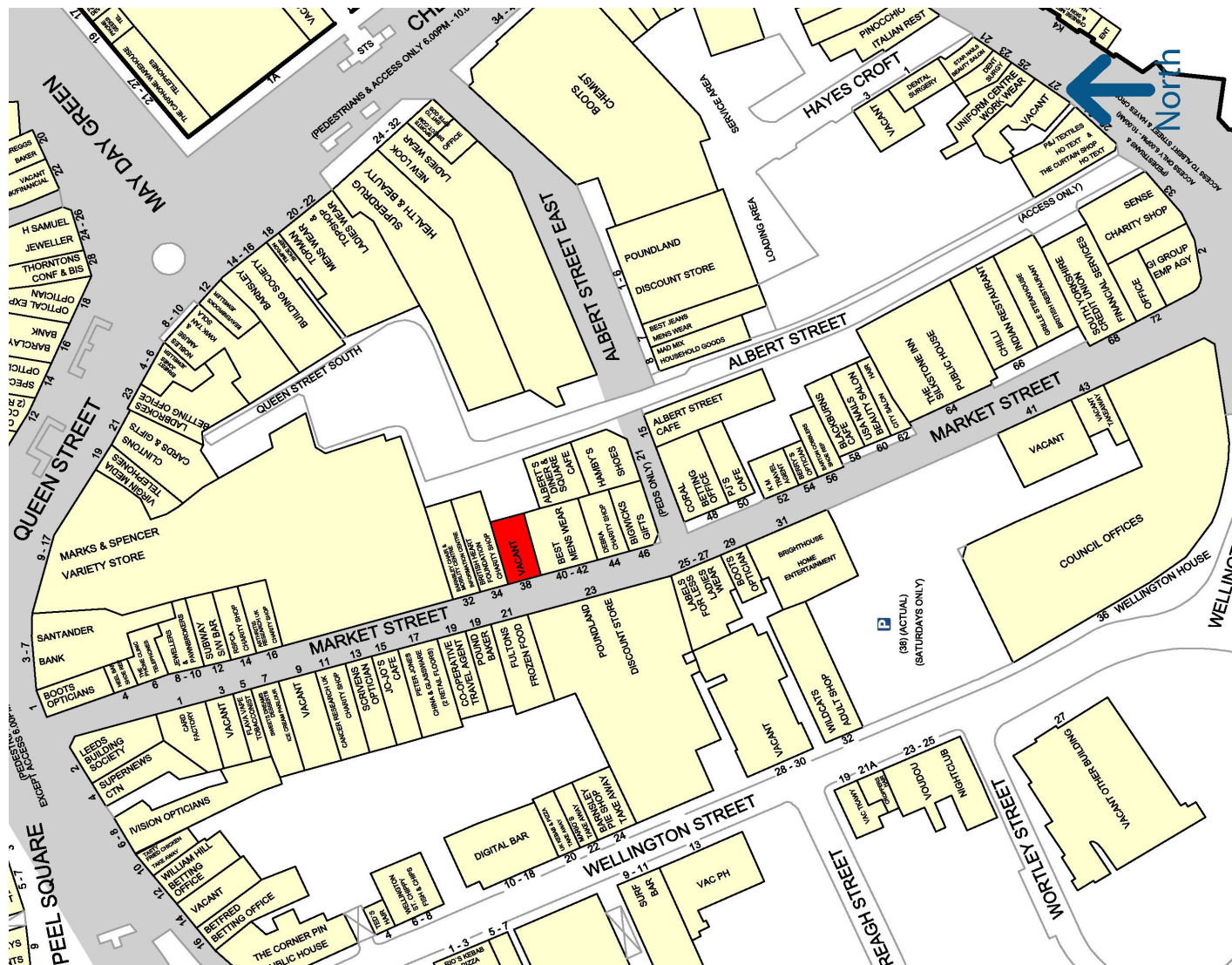
#### EPC

Rating F

#### SAVILLS LEEDS

Ground Floor  
3 Wellington Place  
Leeds LS1 4AP  
[savills.co.uk](http://savills.co.uk)





**Viewing & Further Information**  
Strictly by prior arrangement only with:

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February 2020

