



Smiths
Chartered
Surveyors

TO LET

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RETAIL near high street

16 - 18 The Arcade, Barnsley, S70 2QN

On application

▶ Incentives Available

▶ 1,128 sqft (104.76 sqm) Total NIA

▶ Busy thoroughfare

▶ Close to Annie Murrays, 00 Bar, Originals Clothing, Victorian Tea Rooms and Closet Queen.

LOCATION

The property is situated in the Victorian Arcade, a good secondary trading position in Barnsley Town Centre linking Eldon Street to Market Hill. Other occupiers in the Arcade include Frank Birds Menswear, Closet Queen, The Victorian Tea Rooms, Originals Clothing and Aroma Café Bar.

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.

DESCRIPTION

The property comprises of a retail unit with accommodation arranged on the ground and first floor, suitable for a variety of uses.

VAT

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

RATING

Rateable Value - £14,000

Properties where the rateable value is £12,000 or less attract small business rate relief and no business rates are paid provided the rate payer occupies a single property only. Premises with a rateable value of between £12,001 and £15,000 will have a reducing relief from 100% to 0%.

TERMS

The property is available by way of a new FRI lease for a term to be agreed.

RENT

On application

LEGAL COSTS

Each party are to bear their own costs.

EPC

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

VIEWING AND FURTHER INFORMATION

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