

COMMERCIAL
RESIDENTIAL

SMITHS
CHARTERED SURVEYORS
THE COMPLETE PROPERTY
CONSULTANCY

TO LET

Retail Shop



24-26 Eldon Street, Barnsley, S70 2JB

Rent: £22,000 p.a. exclusive

- Prominent town centre retail premises
- Ground floor NIA: 90.07 sqm (970 sqft) plus basement storage
- Opposite new Library building
- Short stay on street parking to the front

Tel: 01226 298456

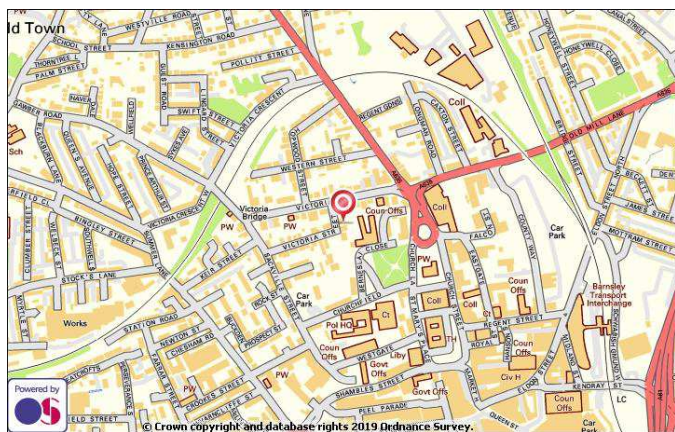
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Barnsley
S70 2HG

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LOCATION

Barnsley has an urban population of approximately 230,000 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 occupy a prominent position on Eldon Street with other notable occupiers nearby including AJ Sims, Admiral Amusements, Nationwide Building Society, Holland and Barrat and Your Move Estate Agents.



DESCRIPTION

Ground floor retail premises with additional basement storage.

ACCOMMODATION

Description	Floor Areas	
	SQM	SQFT
Ground Floor Sales Area, Offices & Kitchen	90.07	970
Basement Storage, Kitchenette and Male/Female WCs	81.26	874

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 - £14,750

Properties where the rateable value is £12,000 or less attract small business rate relief and no business rates are paid provided the ratepayer 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%.

LEGAL COSTS

Each party to bear their own costs.

TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed and incorporating upward only rent reviews on each 5th anniversary of the term.

EPC

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

VIEWING AND FURTHER INFORMATION

Contact the agents - Tel: 01226 298 456

Andrew Corbett - E-mail:

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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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