



## LEISURE

Former Soul Lounge, 26-30 Shambles Street, Barnsley, S70 2SW

£20,000 Per annum exclusive

- ▶ Ground Floor Retail Premises/Bar Area with basement Staff/Storage area
- ▶ 321.10 sqm (3,456 sqft) GIA
- ▶ Prominent Town Centre Position close to Town Hall, 6th form college and other leisure operators
- ▶ Available as a whole but may divide

## LOCATION

The property is situated on Shambles Street within the prime license legislation sector of Shamble Street, Market Hill and Church Street. Other occupiers nearby include the Town Hall, Barnsley 6th form college and other local license leisure operators.

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

Ground floor retail bar premises (may divide) suitable for licensed leisure, retail or other uses.

## ACCOMMODATION

Area	SQ FT	SQ M
Retail/Bar Area, Accessible Toilet & Kitchen	2,763	256.68
Basement Storage and Staff Facilities	693	64.38
<b>Total</b>	<b>3456</b>	<b>321.06</b>

## VAT

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

## RATING

Rateable Value - £9,600

## TERMS

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

## RENT

£20,000 Per annum exclusive



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

The property has an EPC Asset Rating of 95 (D).

## VIEWING AND FURTHER INFORMATION

**Mr Andrew Corbett**

Tel: 01226 298456

[andrew@smiths-surveyors.co.uk](mailto:andrew@smiths-surveyors.co.uk)

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