

HOT FOOD AND DRINK

5 Royal Street, Barnsley, S70 2ED

£6,500 Per Annum

- ▶ Hot Food Take Away (A5) Planning consent
- ▶ Town centre location
- ▶ Requires upgrading
- ▶ Hot food takeaway

LOCATION

The premises are situated on Royal Street a good secondary trading position in Barnsley town centre. Royal Street is a secondary thoroughfare linking Church Street and Regent Street. Other nearby occupiers include RBS Bank, The White Bear Public House, hairdressers and internet café.

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.

DESCRIPTION

The premises requires upgrading and consists of a ground floor shop unit with ancillary preparation room and staff wc on the first floor.

The premises are available by way of a new lease on terms to be agreed, incorporating 3 yearly rent reviews.

The tenant is to be responsible for the landlord's reasonable legal costs.

VAT

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

RATING

Rateable Value - £5,300

Rates Payable 2015/16 - £2,544

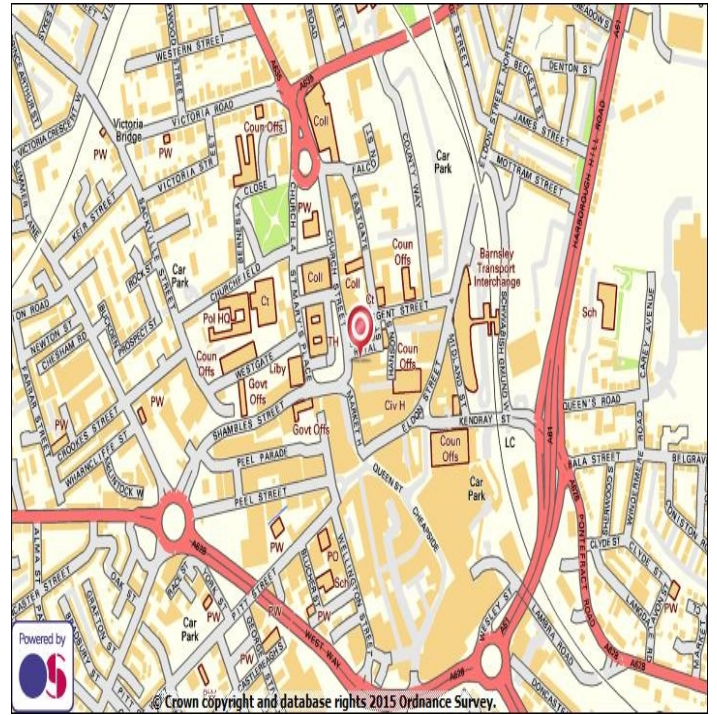
Properties where the rateable value is £12,000 or less attract small business rate relief and no business rates are paid provided the rate payer occupies a single property only. Premises with a rateable value of between £12,001 and £15,000 will have a reducing relief from 100% to 0%.

TERMS

The premises are available by way of a new lease on terms to be agreed, incorporating 3 yearly rent reviews.

RENT

£6,500 Per Annum



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

Mr Andrew Corbett

Tel: 01226 298456

andrew@smiths-surveyors.co.uk

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.

