

RETAIL - TOWN CENTRE

12 Peel Square, Barnsley, S70 1YA

£20,000 Per Annum

- ▶ Excellent Town Centre Position
- ▶ Nearby occupiers include Greggs, Boots Opticians and Betfred.
- ▶ Ground Floor Sales Area 957sqft (88.91 sqm)
- ▶ Ground Floor Unit with potential to open up the first floor area.

LOCATION

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.

The property has a good town centre location near to Queen Street, Eldon Street and Market Street. Other occupiers in the area are Greggs, Boots Opticians and Betfred.

DESCRIPTION

A town centre retail unit available for a variety of uses.

ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor Retail Space	923	85.75
Ground Floor Kitchen	34	3.16
First Floor (No Access)	525	48.77
Total	1482	137.68

VAT

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

RATING

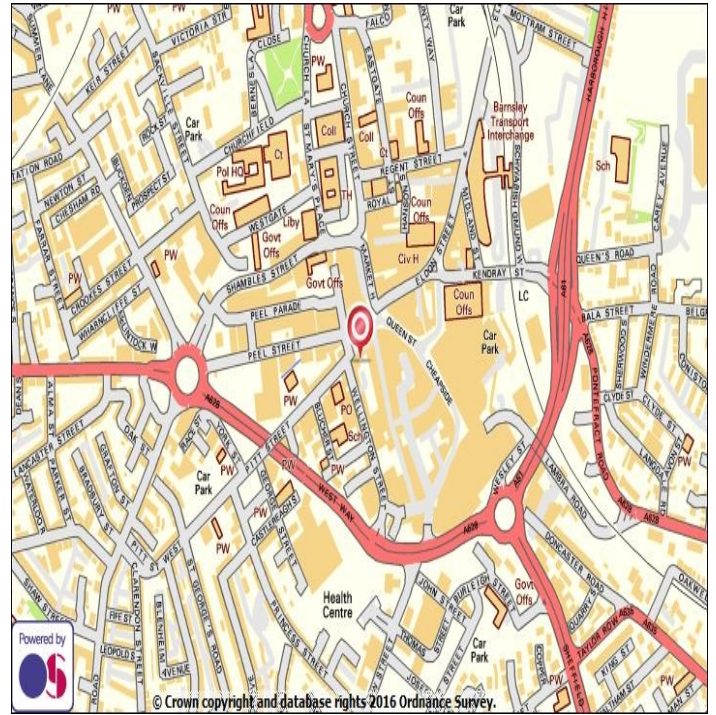
Current RV £27,750.
From 1st April 2023 £24,500

TERMS

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

RENT

£20,000 Per Annum



LEGAL COSTS

Each party are to bear their own costs.

EPC

An Energy Performance Certificate is available from the agents upon request.

VIEWING AND FURTHER INFORMATION

Miss Emma Corbett

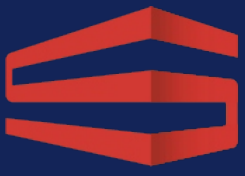
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GOAD Plan