

RETAIL - TOWN CENTRE

Former TSB , 17 Market Hill, Barnsley, South Yorkshire, S70 2PP

from £6,240 - £15,000 Per Annum

- ▶ A range of letting options available. The property can be let as a whole or floor by floor.
- ▶ Suitable for a Variety of Uses
- ▶ Prominent Town Centre Position
- ▶ Close to Paddy Power, Virgin Money, Natwest and Halifax

LOCATION

Barnsley has an urban population of approximately 245,000 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 close to the prime pitch of Queen Street and Cheapside. Occupiers nearby include Virgin Money, Paddy Power, Natwest, Halifax and Greggs.

DESCRIPTION

Former banking premises with accommodation arranged on basement, ground and two upper floors. The ground floor comprises of the former banking hall with the upper floors providing a combination of open plan and private office and staff facilities.

This property can be let as a whole or on a floor by floor basis. Please contact us to find out more.

ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor	1,310	121.7
First Floor	889	82.59
Second Floor	466	43.29
Basement	791	73.48
Total	3456	321.06

VAT

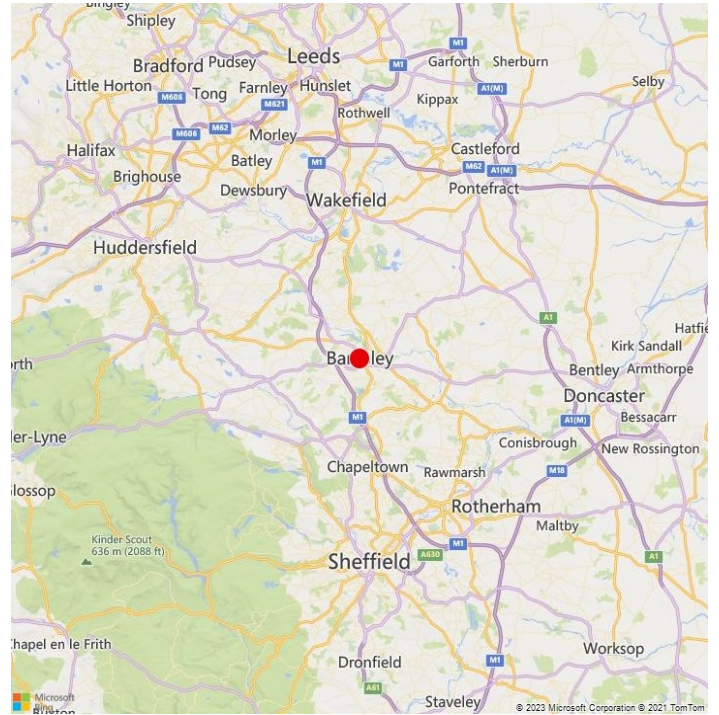
The vendors have not opted to tax and VAT is not applicable.

RATING

RV as a whole - £21,000
Per Unit - TBC

TERMS

The property is available by way of a full repairing and insuring lease for a term to be determined.



RENT

From £6,240 - £15,000 Per Annum

LEGAL COSTS

Each party are to bear their own costs.

EPC

The property has an EPC of 117 (E) which expires on the 8th January 2033.

VIEWING AND FURTHER INFORMATION

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