



RETAIL near high street

11 Regent Street South, Barnsley, S70 2HT

from £7,000 - £8,500 Per Annum

- ▶ 648 sqft - 2,755 sqft
- ▶ Good Position close to Transport Interchange

- ▶ Rents from £583.33 pcm
- ▶ Close to Public Car Parking

LOCATION

The premises are situated on Regent Street South close to the Transport Interchange. within Barnsley Town Centre. Other nearby occupiers Howells Solicitors, Bury and Walkers Solicitors, Woskow Brown Solicitors and other local hair and beauty 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 UNIT CURRENTLY AVAILABLE. Fully refurbished premises containing two ground floor retail/office units and two first floor office/studios. Each unit benefits from the following specification:

- * LED Lighting
- * Intruder Alarms
- * Energy Efficient Electrical Heating
- * Three compartment perimeter trunking

ACCOMMODATION

Area	SQ FT	SQ M
Unit 1 (GF)	679	63.08
Unit 2 (GF)	648	60.2
Unit 3 (FF)	708	65.77
Unit 4 (FF)	720	66.89
Total	2755	255.94

VAT

N/A

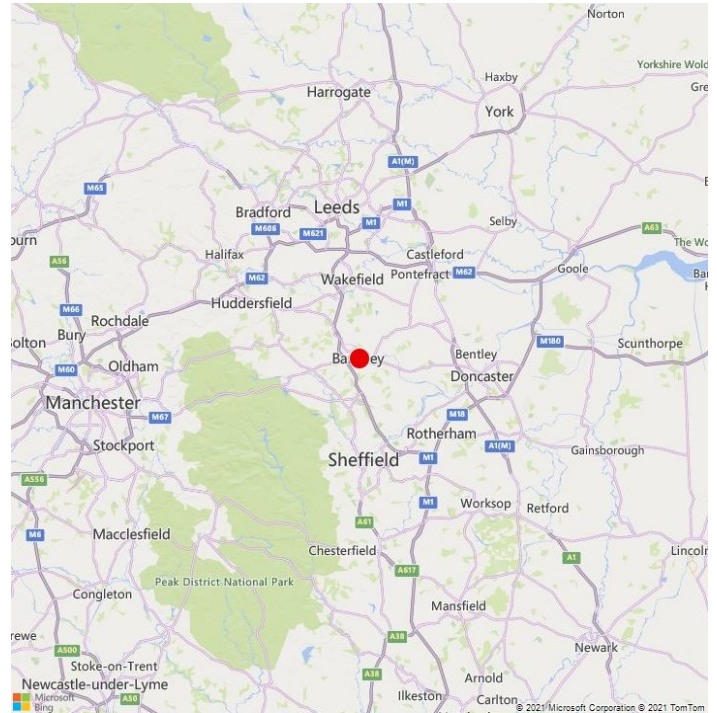
RATING

TBC on reassessment.

TERMS

The premises are available as a whole or as separate units on new FRI leases for terms to be agreed.

RENT



LEGAL COSTS

Each party are to bear their own costs.

EPC

Available from the agents upon request.

VIEWING AND FURTHER INFORMATION

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