



RETAIL near high street

16 - 18 The Arcade, Barnsley, S70 2QN

£14,000 Per Annum

- ▶ Incentives Available
- ▶ Busy thoroughfare

- ▶ 1,123sqft (104.33sqm) Total NIA
- ▶ Close to Annie Murrays, 00 Bar, Originals Clothing, Victorian Tea Rooms and Spiral City.

LOCATION

The property is situated in the Victorian Arcade, a good secondary trading position in Barnsley Town Centre linking Eldon Street to Market Hill. Other occupiers in the Arcade include Frank Birds Menswear, Coven, The Victorian Tea Rooms, Originals Clothing and Saints.

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 property comprises of a retail unit with accommodation arranged on the ground and first floor, suitable for a variety of uses.

ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor Retail	816	75.81
First Floor Office/Storage	307	28.52
Total	1123	104.33

VAT

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

RATING

Rateable Value - £13,500

TERMS

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

RENT

£14,000 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

Natalie Hood

Tel: 01226 298456

natalie@smiths-surveyors.co.uk

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Tel: 01226298456

emma@smiths-surveyors.co.uk

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