

**Smiths**  
Chartered  
Surveyors

**TO LET**

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## LEISURE

10 Peel Parade, Barnsley, S70 2RN

£16,500 Per annum exclusive

- ▶ Available Immediately
- ▶ Currently fitted out as a bar

- ▶ Concessions Available
- ▶ Total of 1942sqft NIA



## 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 premises are located on Peel Parade. Other occupiers in this area include Another Dimension, The Hive, One Momento and Eadens Bar.

## DESCRIPTION

Former 'Opium' bar and club. The premises are fully fitted and ready for immediate occupation. There is a bar area on the ground floor with a larger bar area and seating area on the first floor. WCs are located on the first floor only.

## ACCOMMODATION

| Area         | ACRES       | HECTARES      |
|--------------|-------------|---------------|
| Ground Floor | 722         | 292.19        |
| First Floor  | 1,220       | 493.73        |
| <b>Total</b> | <b>1942</b> | <b>785.92</b> |

## VAT

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

## RATING

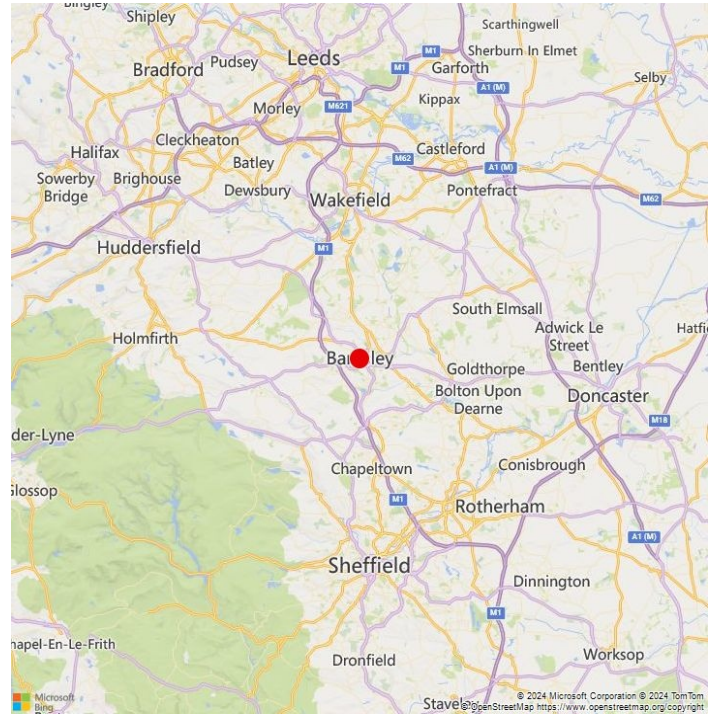
Current RV £19,000 (this is undergoing re-assessment)

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

## RENT

£16,500 Per annum exclusive



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

The property has an Energy Performance Rating of 54 (C).

## VIEWING AND FURTHER INFORMATION

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