

RETAIL - TOWN CENTRE

2 New Street, Barnsley, South Yorkshire, S70 1SA

£25,000 Per Annum

- ▶ Excellent Town Centre Position
- ▶ Adjacent to the Alhambra Shopping Centre and close to the new Glass Works Development Scheme
- ▶ 1,686 sqft Ground Floor
- ▶ Suitable for a variety of uses

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 are located in a prime town centre position adjacent to the entrance of the Alhambra Shopping Centre and the Glassworks. Occupiers nearby include Next, Sports Direct, Primark, boots and other national and regional retailers.

DESCRIPTION

The property comprises of ground floor retail premises providing flexible layout opportunities, suitable for retail/restaurant/food sales or a variety of other uses.

ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor	1,686	156.63
Total	1686	156.63

VAT

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

RATING

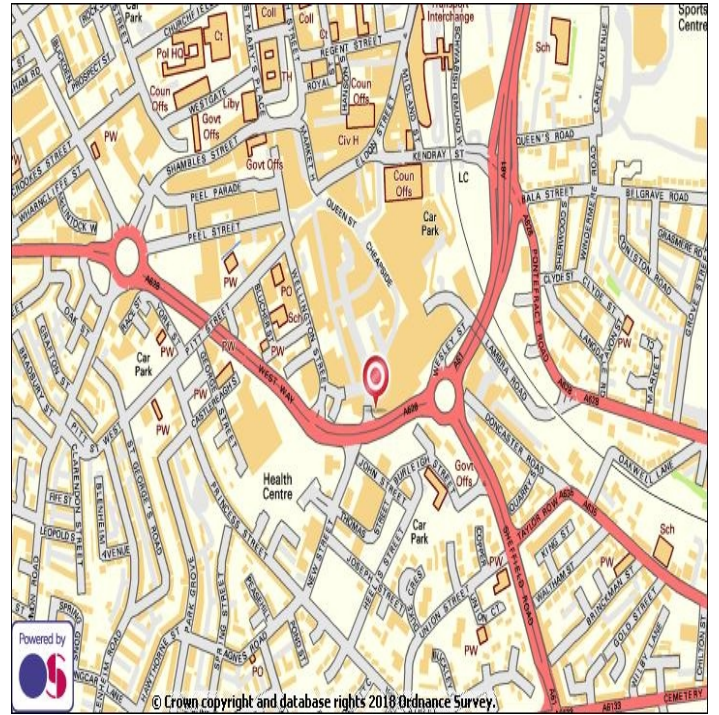
£19,500

TERMS

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

RENT

£25,000 Per Annum



LEGAL COSTS

Each party are to bear their own costs.

EPC

The property has an EPC Rating of 104 (E).

VIEWING AND FURTHER INFORMATION

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