

RETAIL - TOWN CENTRE

Units 1, 2 & 3, High Street, Monk Bretton, Barnsley, South
Yorkshire, S71 2EL

from £10,750 - £15,500 Per Annum

- ▶ Development of three new retail units in mixed use scheme
- ▶ Available Autumn 2024
- ▶ Units available from 722 sqft to 1,046 sqft
- ▶ Rent and further details from the agents

LOCATION

The development is situated on High Street at the junction with Judy Row within Monk Bretton's Local Centre. Existing traders nearby include Monk Bretton Post Office, Alice's Cafe, Akram Pharmacy, Oceans Fish Bar and Monk Bretton Health Centre.

DESCRIPTION

A development of three new retail units within a mixed used scheme which also includes 6 first floor apartments. The units range from 722 sqft to 1,046 sqft and will have the following specification:

- * Fair faced blockwork finish
- * Concrete screed ready to take floor coverings
- * Plastered ceilings
- * Aluminium framed shop front with electrical security shutters
- * Electricity service connected to consumer unit
- * Shared car parking area

ACCOMMODATION

Area	SQ FT	SQ M
Unit 1	772	71.72
Unit 2	1,046	97.17
Unit 3	987	91.69
Total	2805	260.58

VAT

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

RATING

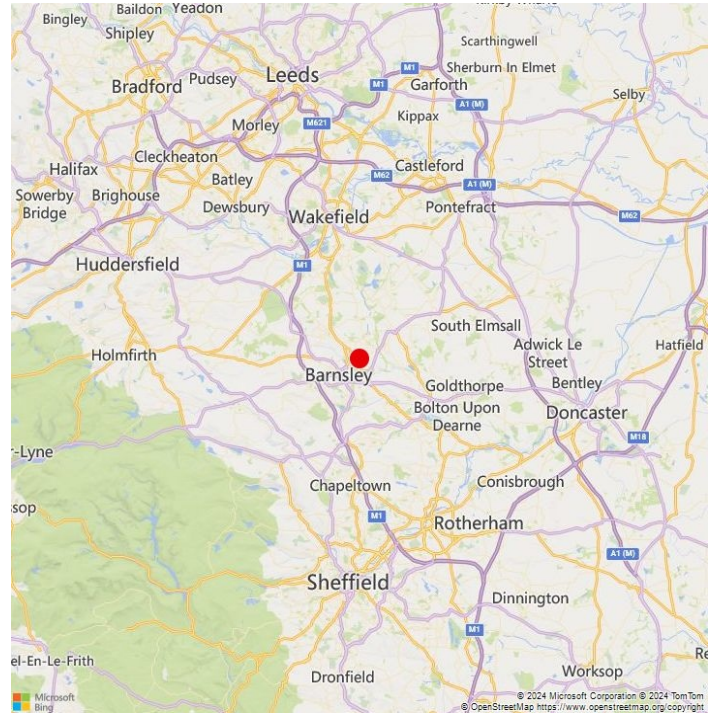
The premises will need assessing for Rating Purposes upon practical completion.

TERMS

The premises are available by way of new FRI leases for a term to be agreed.

RENT

From £10,750 - £15,500 Per Annum



LEGAL COSTS

Each party are to bear their own costs.

VIEWING AND FURTHER INFORMATION

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