



## RETAIL - TOWN CENTRE

26 May Day Green, Barnsley, South Yorkshire, S70 1SH

£30,000 Per annum exclusive

- ▶ Prime Town centre Position near to the New Glassworks Shopping Centre
- ▶ Suitable for a Variety of Uses
- ▶ Ground Floor Sales Area 844 sqft (78.41 sqm)
- ▶ Nearby Occupiers Include Costa, Specsavers, Marks and Spencer, H Samuel and Greggs

## LOCATION

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.

The premises are located on May Day Green in a prime position near to the new Glassworks Shopping Centre adjacent to H Samuel, Greggs, Specsavers and Barclays Bank.

## DESCRIPTION

Prominent Town Centre retail unit in prime position.

## ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor Sales Area	844	78.41
First Floor Storage	630	58.53
Staff Room	102	9.48
Basement Storage	465	43.2
<b>Total</b>	<b>2041</b>	<b>189.62</b>

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate. The landlords have opted to tax and VAT is applicable.

## RATING

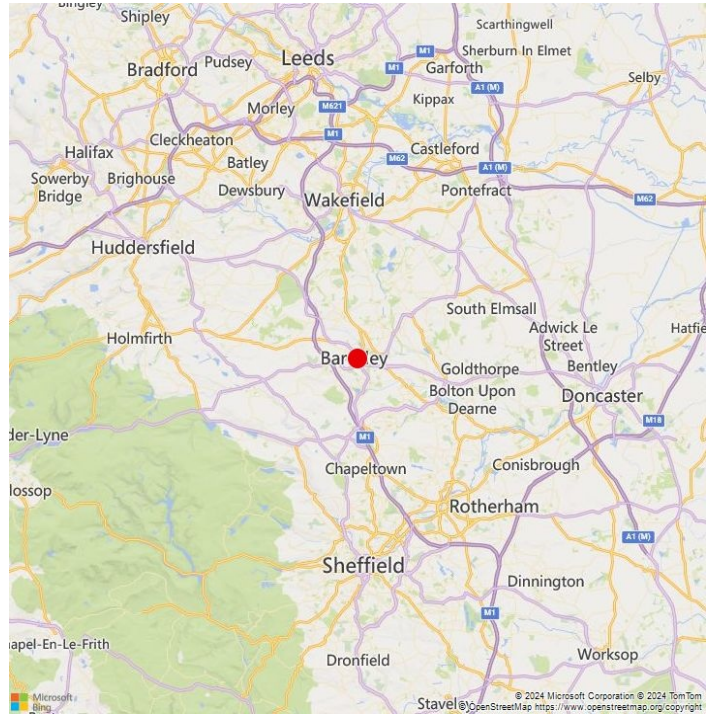
Rateable Value £23,000

## TERMS

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

## RENT

£30,000 Per annum exclusive



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

The property has an EPC Rating of 107 (E) which expires on 4th July 2029.

## VIEWING AND FURTHER INFORMATION

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