

## RETAIL - TOWN CENTRE

48 Market Street, Barnsley, S70 1SN

£15,000 Per annum exclusive

- ▶ Prominent corner position in pedestrianized town centre location
- ▶ Close to Marks and Spencer, Superdrug, New Look, Boots the Chemist, Scrivens and JD Wetherspoons
- ▶ 164.10sqm (1,766 sqft) NIA
- ▶ Close to Town Centre Car Parks

## LOCATION

The property is situated in a prominent corner position on Market Street at the junction with Albert Street East in the heart of the Town Centre. Nearby occupiers include Marks and Spencers, Superdrug, New Look, Boots the Chemist, Scrivens and JD Wetherspoon.

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.

## DESCRIPTION

Ground floor retail premises with first floor ancillary accommodation.

## ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor	1,337	124.21
First Floor Ancillary (Storage & Staff Facilities)	429	39.85
<b>Total</b>	<b>1766</b>	<b>164.06</b>

## VAT

Vat is applicable

## RATING

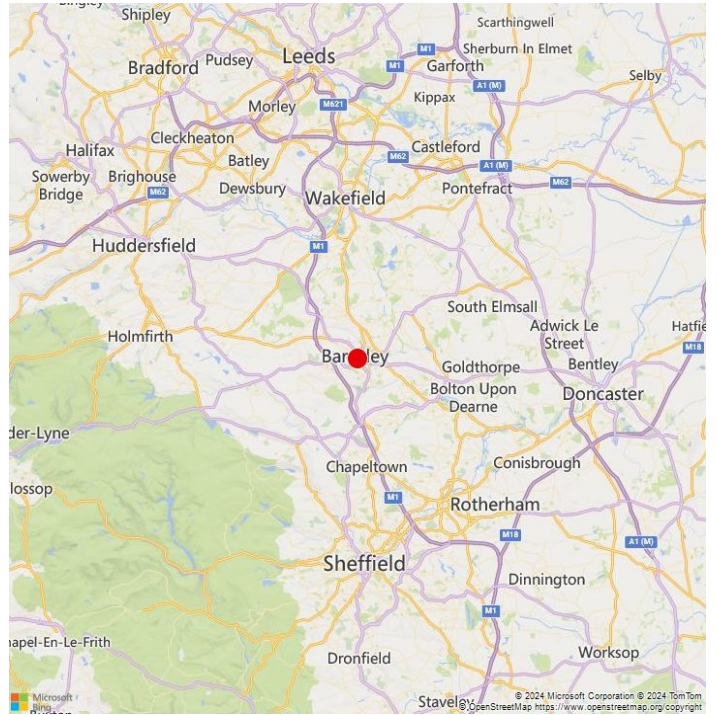
Rateable Value - £17,750

## TERMS

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

## RENT

£15,000 Per annum exclusive



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

95 (D)

## VIEWING AND FURTHER INFORMATION

### Mr Andrew Corbett

Tel: 01226 298456

andrew@smiths-surveyors.co.uk

### Mr Andrew Corbett

Tel: 01226 298456

natalie@smiths-surveyors.co.uk

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

