

## RETAIL - TOWN CENTRE

25-27 Market Street, Town Centre, Barnsley, South Yorkshire,  
S70

£250,000 Guide Price / £25,000 Per Annum

- ▶ Retail premises on busy pedestrianised shopping parade
- ▶ Suitable for a variety of uses
- ▶ Excellent Town Centre Position
- ▶ 2144sqft 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 property is situated on Market Street which is within the prime retail area of Barnsley town centre. Other notable occupiers include Marks & Spencer, Hambys Shoes, Ramsdens, Max Spielman, Card Factory and Subway.

## DESCRIPTION

Town centre retail premises with ground floor sales and first floor ancillary storage area.

## ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor Retail Area	1,513	140.56
First Floor Storage Area and WC	631	58.62
<b>Total</b>	<b>2144</b>	<b>199.18</b>

## VAT

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

## RATING

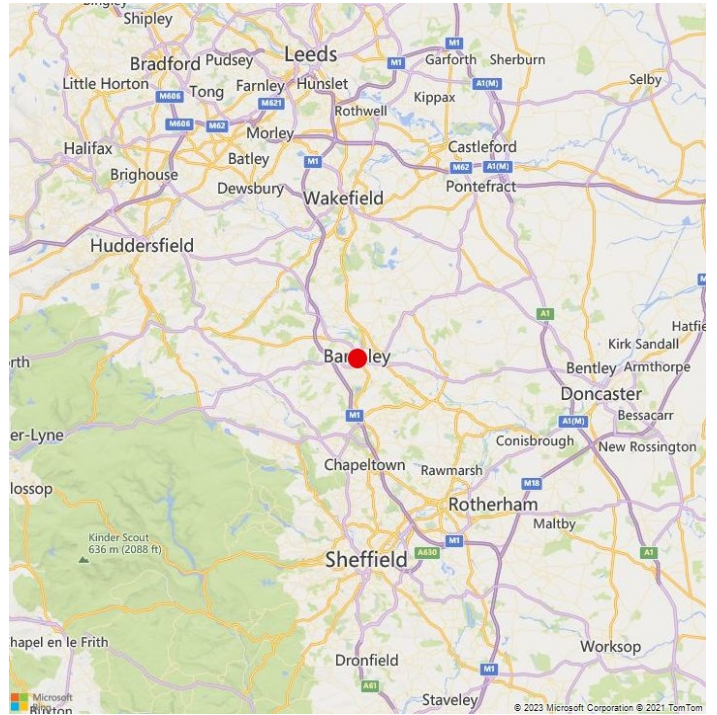
Rateable Value - £18,500

## SALE

£250,000 Guide Price

## RENT

£25,000 Per Annum



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

An Energy Performance Certificate is available from the agents upon request.

## VIEWING AND FURTHER INFORMATION

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