

TO LET

**9 ALBERT STREET EAST
BARNSELEY
S70 1RS**

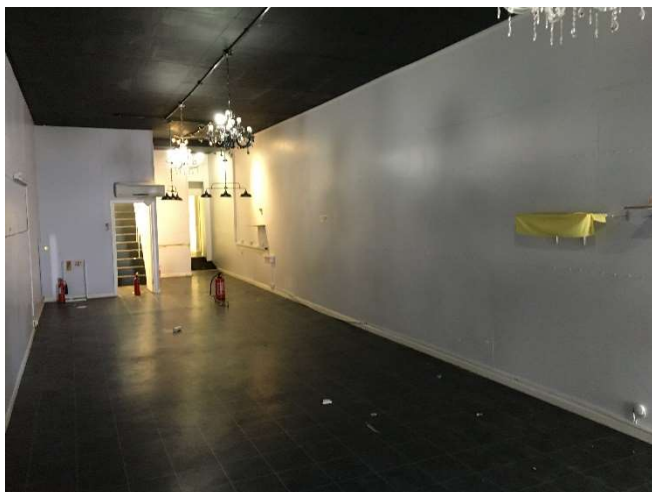
- TOWN CENTRE RETAIL PREMISES
- ADDITIONAL FIRST FLOOR ACCOMMODATION
- SALES AREA - 67.88M2 (731SQ.FT.)



TO LET

9 Albert Street East
Barnsley, S70 1RS

- TOWN CENTRE RETAIL PREMISES
- ADDITIONAL FIRST FLOOR ACCOMMODATION
- SALES AREA - 67.88M2 (731SQ.FT.)



Location

The property is located on Albert Street East in the centre of Barnsley being a popular route from Cheapside to Market Street.

Nearby occupiers include Poundland, Boots and Marks & Spencer.

Description

The property comprises a mid terraced retail unit with an aluminium and glazed shop front onto Albert Street East.

To the ground floor the property comprises a large open sales area with tiled floor and 'industrial' type lighting along with rear sales/storage area and WC.

To the first floor the property comprises additional sales/storage area, WC and store room.

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Sales Area	731	67.88
Rear Sales/ Store	246	22.86
First Floor Sale/ Store	784	72.88
Total Approximate NIA	1,761	163.62

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £13,500

EPC

The property has been assessed with an EPC rating of 80 (D).

Terms

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

Rental

£16,500 Per Annum

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

The incoming tenants are to be responsible for the landlords legal fees incurred

Viewing

By arrangement with the sole agents:-

Mathew Bower

Direct Line: 0113 848 0000

Email: mathew.bower@walkersingleton.co.uk

Ref: 35205

Jun-21



No.1 Aire Street, Leeds, LS1 4PR

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.