

0114 2449121

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Eddisons

RETAIL - TO LET – AVAILABLE SPRING 2024



UNTS 1 TO 3, 20-22 PEEL STREET, BARNSELY, SOUTH YORKSHIRE S70 2QX

Rent From: £7,500 per annum exclusive to £14,000 per annum exclusive      Size: 880 sq ft to 1,491 sq ft (377.82 sq m)

- Busy Town Centre location
- Suitable for a variety of retail uses
- Rent incentives available
- Available on a new lease

## LOCATION

The property is located on Peel Street, the main retailing thoroughfare immediately to the west of Barnsley Town Centre. The premises are part of a parade of terraced retail units. Nearby occupiers include Iceland, Lidl and the Co-operative Bank.



## DESCRIPTION

The property comprises of two retail units with a third unit to the first and second floor.

## SERVICES

It is understood that all mains services are connected to the property.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## PLANNING

It is understood that the property has E use classification. Whilst the property is suitable for a variety of uses interested parties should contact Barnsley Town Council to satisfy themselves as to their proposed use.

## RENT

UNIT	PER ANNUM EXCLUSIVE
1	£9,500
2	£7,500
3	£14,000

## ACCOMMODATION

All measurements are approximate prepared on a net/gross internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
<b>UNIT 1</b>		
<b>Ground Floor</b>		
Retail	40.9	440
<b>First Floor</b>		
Stores	40.9	440
<b>UNIT 2</b>		
<b>First Floor</b>		
Retail/Stores	115.6	1,244
<b>Second Floor</b>		
Stores	50.8	547
<b>UNIT 3</b>		
<b>Ground Floor</b>		
Retail	109.0	1,174



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T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## VAT

We understand VAT is payable on the rent.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

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## LEASE TERMS

The property is available by way of a new 3, 6 or 9 year full repairing and insuring lease. Rental incentives are available in the first year of the term.

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## RATEABLE VALUE

To be reassessed.

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## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

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## EPC

This property has been graded as C(72).

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## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

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## VIEWING

Strictly by appointment with the joint agents:- Eddisons  
1 Blackburn Road  
Sheffield  
S61 2DW  
Contact: Paul Oddy  
Paul.Oddy@eddisons.com  
(0114) 2449121

Ref: PDO/163676

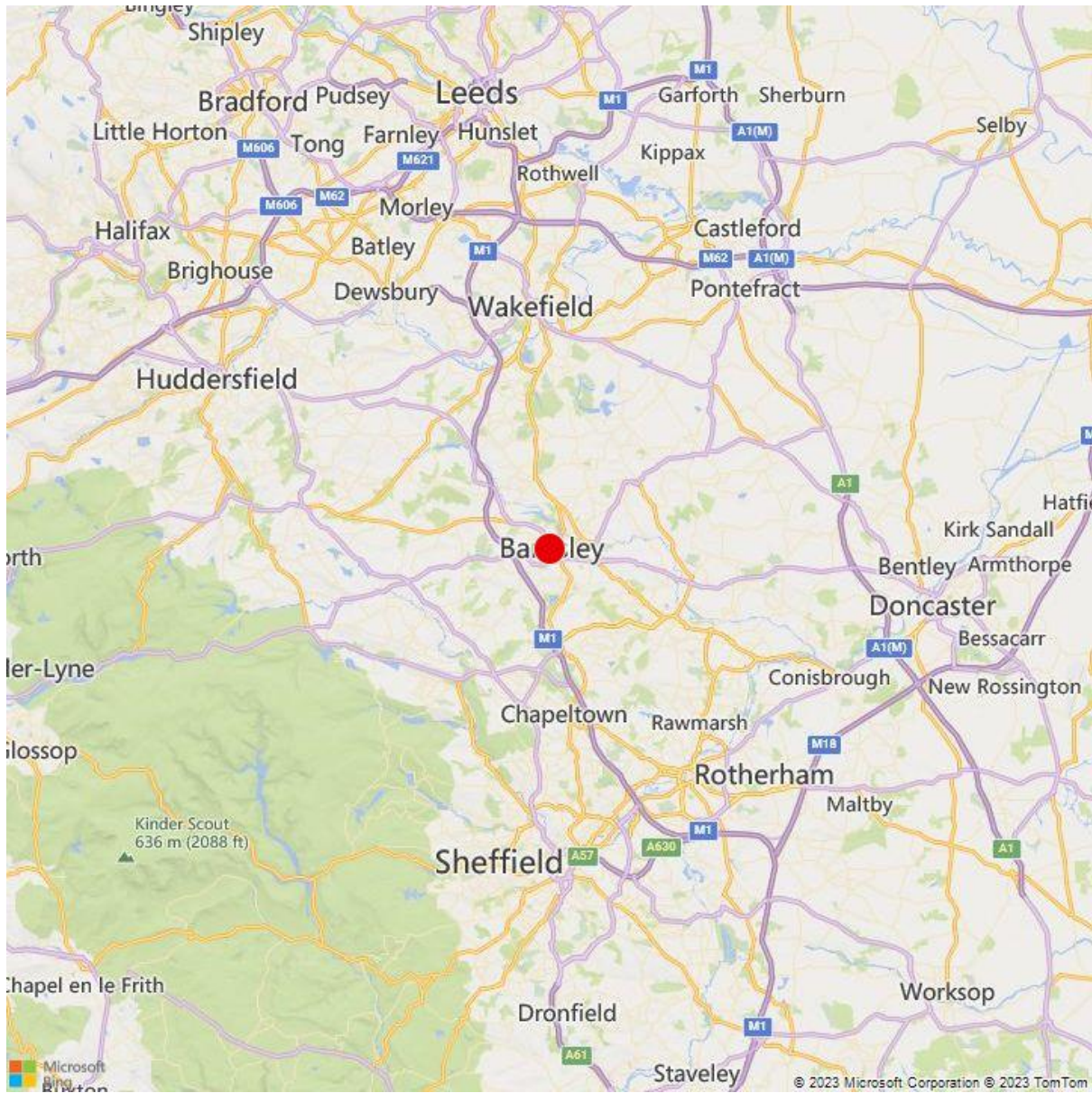
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