

0114 2449121

eddisons.com

RETAIL/LEISURE - TO LET

Eddisons



30 PEEL STREET, BARNSELY, SOUTH YORKSHIRE S70 2QX

**Rent: £20,000 per annum exclusive**

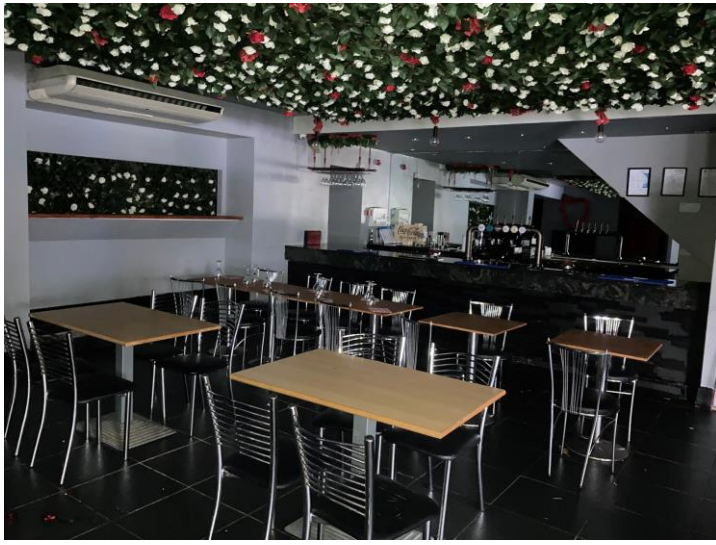
**Size: 3,872 sq ft (359.71 sq m)**

- Busy Town Centre location.
- Suitable for a variety of retail or leisure uses.
- Rent incentives available.
- Available by way of assignment of an existing lease.

## LOCATION

The property is located on Peel Street, the main retailing thoroughfare immediately to the west of Barnsley Town Centre at the end of a parade of terraced retail units.

Nearby occupiers include Iceland, Lidl and Co-operative Bank.



## DESCRIPTION

The property currently comprises of a ground floor bar area with further bar, WC, offices and function rooms to the first, second and third floors.

## 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.

## RENT

£20,000 per annum exclusive

## VAT

We understand VAT is payable on the rental and/or any service charge or other items detailed above.

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

## 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>Ground Floor</b>		
Public Areas and Kitchen	123.9	1,334
Beer Cellar	12.3	132
<b>First Floor</b>		
Gents WC	-	-
Ladies WC	-	-
Offices/Staff Room	15.0	152
<b>Second Floor</b>		
Function Room	92.2	992
<b>Third Floor</b>		
Function Room	116.3	1,252
<b>Totals</b>	<b>359.71</b>	<b>3,872</b>

## PLANNING

It is understood that the property has Sui generis 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.



## LEASE TERMS

The property is available by way of a lease assignment or sub-letting of the current occupational lease that expires in April 2026.

## SERVICE CHARGE

An annual service charge equivalent to £228 plus VAT per annum is payable.

For more information, visit [eddisons.com](http://eddisons.com)  
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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Incorporating Fernie Greaves

## RATEABLE VALUE

Public House and Premises - £6,600

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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 D(85).

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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/751.163676

For more information, visit [eddisons.com](http://eddisons.com)

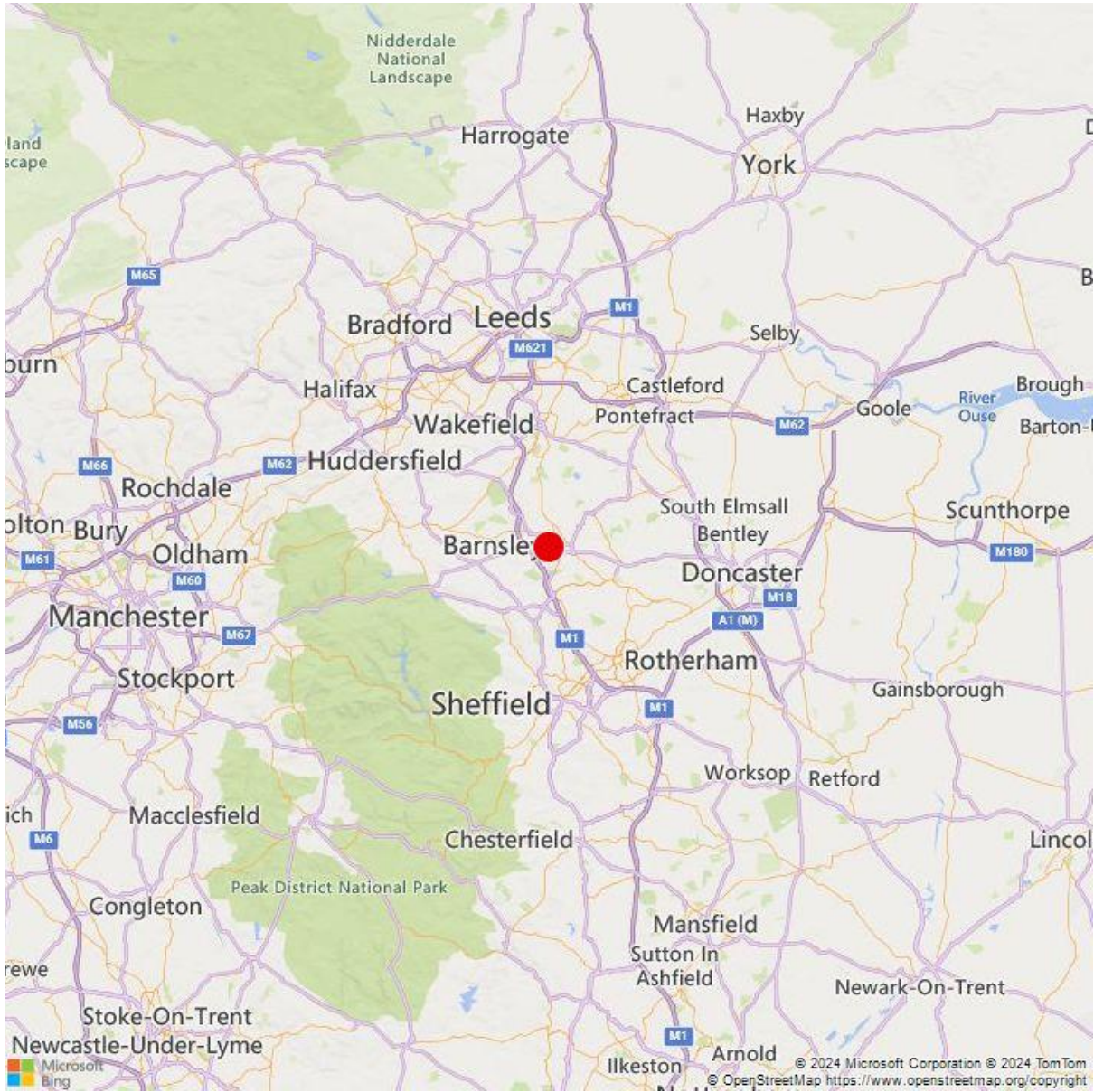
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