

SMC
Brownill
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To Let



Prominent Retail Unit

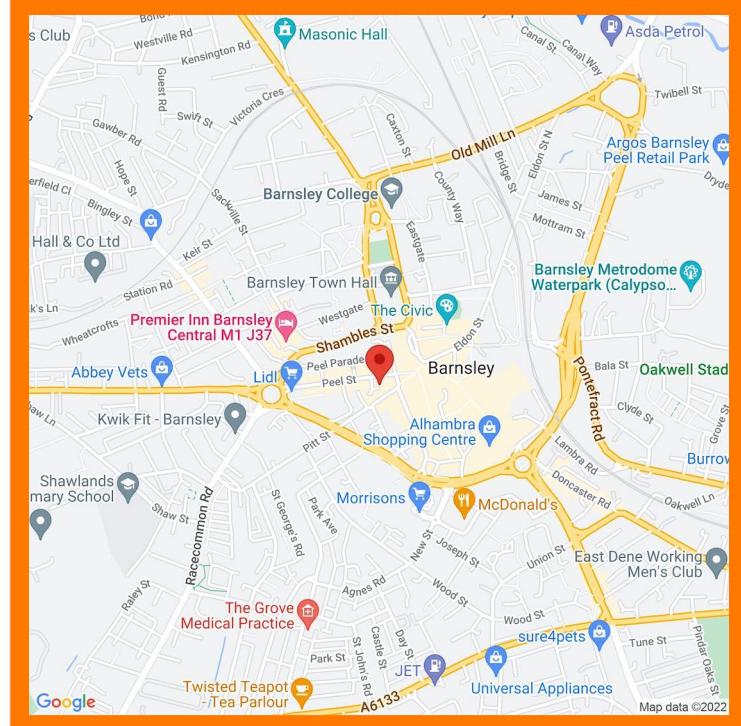
£25,000 per annum

20-22 Peel Street, Barnsley, S70 2QX

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- Three storey property
- Popular retail frontage
- Town centre location
- VAT applicable



Description

The property occupies a good secondary trading location within Barnsley town centre.

Peel Street provides a mix of retail and bar/leisure operators and is home to a variety of national retailers including KFC, Taco Bell, Lidl, Quality Save, Iceland and British Heart Foundation.

Location

The property occupies a good secondary trading location within Barnsley town centre.

Viewings

Please contact the sole agents SMC Brownill Vickers for further information on 01226 242929 or 0114 2903306.

Email: phil.simpson@smcbrownillvickers.com / lucia.padgett@smcbrownillvickers.com
Viewing is by prior appointment only.

Terms

The property is available by way of a new lease on a full repairing and insuring basis. Terms are flexible and to be agreed but with a minimum lease of 3 years being envisaged. The tenant will be responsible for payment of the building insurance premium and service charges.

Accommodation

This substantial property comprises the following approximate net floor area:

GROUND FLOOR SALES 164 Square Metres (1775 SQFT)

FIRST FLOOR SALES 144.95 Square Metres (1560 SQFT)

SECOND FLOOR ANCILLARY 49.74 Square Metres (535 SQFT)

The property has a kitchenette and WC on the first floor and the benefit of both front and rear servicing. We understand there is additional basement storage space which we are unable to gain access to at the time of inspection.

Services

We understand the property is connected to the mains electricity, water and drainage supplies. None of the services have been tested and we are therefore unable to issue any warranties as to their condition and serviceability.

Rateable Value

Reference made to the Valuation Office's website reveals that the property is described within the Rating List as a "Shop and Premises" with an adopted Rateable Value of £30,000. Interested parties should confirm these details with the Local Charging Authority, as

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

Lucia Padgett

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