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Property Particulars

TO LET

Retail Unit in Good Secondary Trading Position

798 sq ft (74.2 sq m)



**20 Shambles Street
Barnsley**

Initial Rent : £13,500 pa

Tel: 01226 298456

14 Regent Street
Barnsley
S70 2HG

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LOCATION

Barnsley is situated in South Yorkshire approximately 23 miles south of Leeds and 16 miles north of Sheffield. The town has a population of approximately 75,000 and a catchment of approximately 235,000 persons.

The premises are located on Shambles Street in an excellent secondary trading position within the established leisure sector of Barnsley town centre. Notable adjacent occupiers include Yates's, The Ice Bar, Bistro Romano's and Barnsley Central Library and Council offices located above and opposite. The professional sector of Barnsley centered on Regent Street and Eastgate is within 250m.

ACCOMMODATION

Internal width	5.23 m	17'1
Built depth	12.04 m	39'6
Net sales area	57.05 sq m	614 sq ft
Mezzanine	2.26 sq m	24 sq ft
Basement Storage	14.85 sq m	160 sq ft

LEASE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed and incorporating 5 yearly rent reviews.

RENT

£13,500 per annum

RATING

Rateable Value: £10,250
Rates Payable 2007/2008: £4,551

SERVICES

All mains services are understood to be connected to the property.

COSTS

The tenant is to be responsible for the landlords reasonable legal costs.

VAT

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

VIEWING AND FURTHER INFORMATION

Contact the agents:

Bec Nutton
Smiths Chartered Surveyors
Tel: 01226 298 456
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Smiths Chartered Surveyors
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IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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