

To Let



Barnsley

Unit R5, The Glass Works, S70 1GW

Size: 5,000 sq ft approx. (462 sq m)

Restaurant unit has the benefit of being fully fitted

Rent: £120,000 pax

Location & Description:

- Situated in the heart of Barnsley town centre, the Glass Works is an exciting new destination offering shopping, restaurants and leisure. The scheme is home to popular brands including Next, Flannels, New Look, TK Maxx as well as Cineworld, Loungers, Nandos and The Botanist.
- This fully fitted unit, which is located between Nandos and the Superbowl entrance, comprises a large trading area, bar and kitchen together with external seating area at the front facing a central square.

Demise:

Ground Floor 4,987 sq ft (463.3 sq m)

Rent:

£120,000 per annum exclusive.

Premium for Fixtures and Fittings:

Nil.

Lease:

A new 15 year full repairing and insuring lease subject to upward only rent reviews every 5 years.

Service Charge:

On-account service charge for the current year stands at approximately £8.15 per sq.ft.

EPC:

Energy Performance Rating Assessment – B.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £127,000.

Date Prepared:

October 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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Barnsley



50 metres

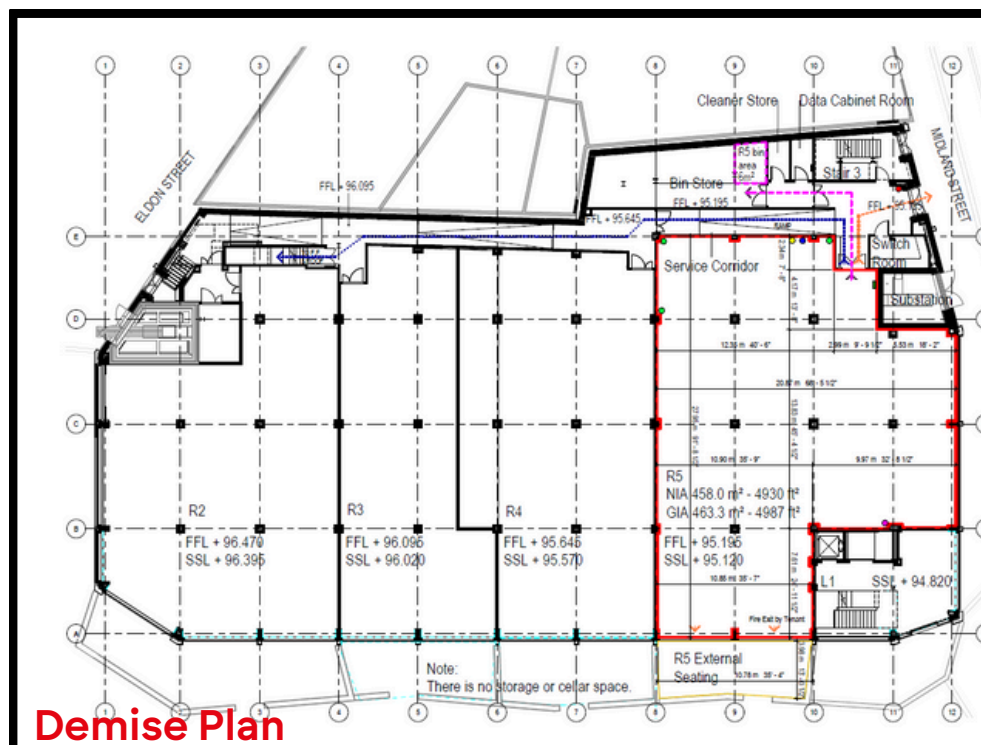
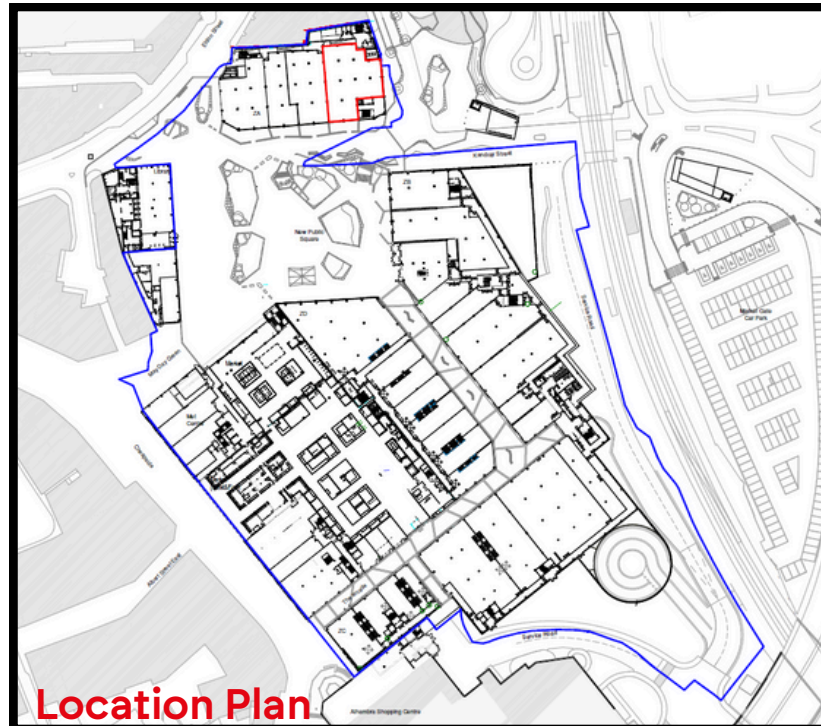
Experian Goad Plan Created: 28/10/2024
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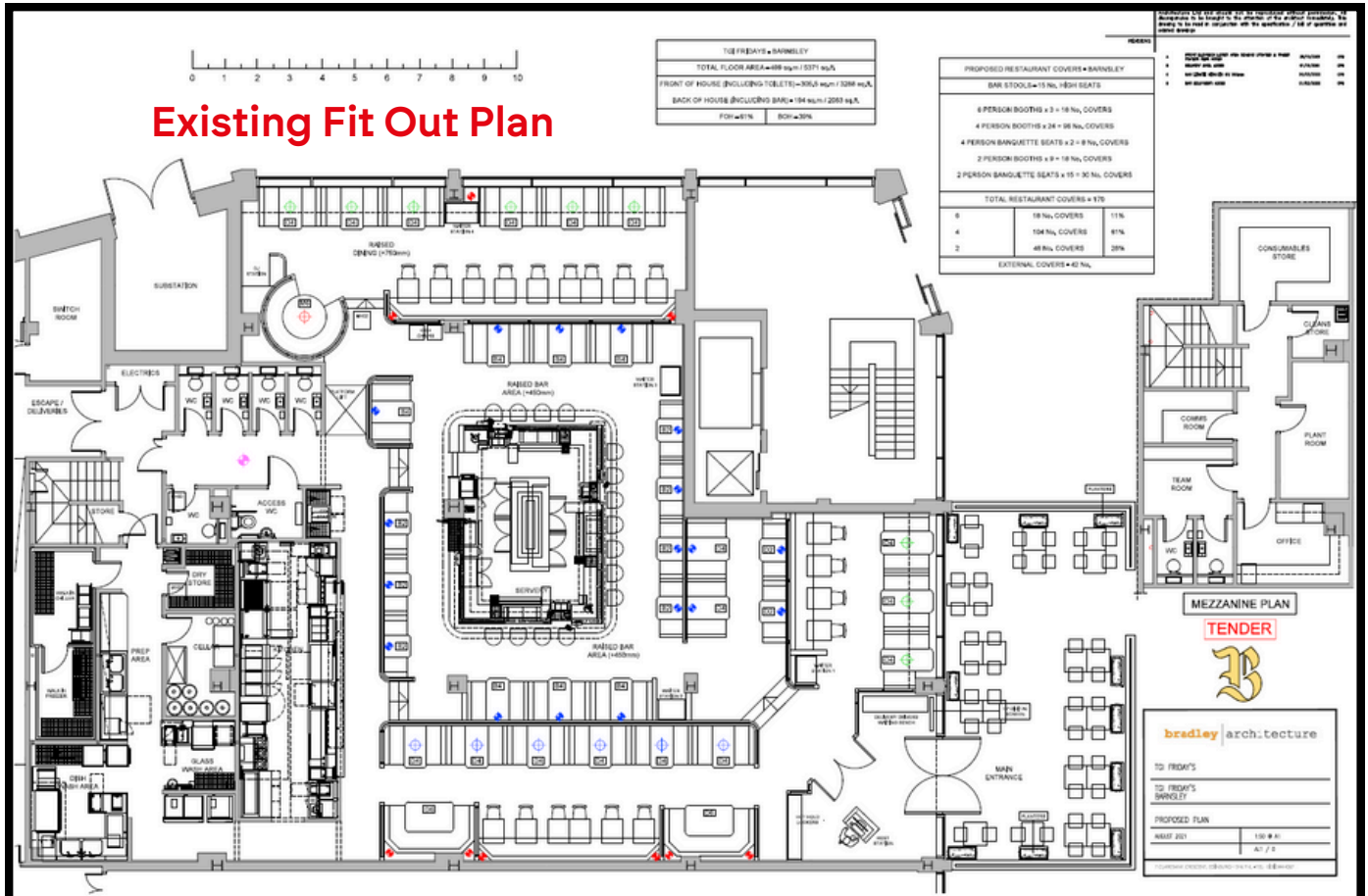
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