

HIGH STREET PROPERTY / CLASS A1

9 Market Street, Barnsley S70 1SL

**barkerproudlove**
retail property consultants**Rent: On application****Area**

1,350 Sq ft / 125 Sq M

LET**Viewing Strictly through the joint letting agents.****Barker Proudlove**

James Lamming

Mob: 07715 678630

Email: james@barkerproudlove.co.uk**rees denton**

Nick Denton

Tel: 0113 243 1029

Email: nickd@reesdenton.com

Location:

Barnsley is situated approximately 15 miles north of Sheffield and 25 miles south of Leeds. The town has a population of approximately 240,000.

The property is situated in a prime location on the pedestrianised Market Street being immediately adjacent to Cancer research and opposite Marks & Spencer. Other nearby retailers include Card Factory, Savers, Subway and Max Spielmann.

Demise:

	Sq Ft	Sq M
Ground Floor Sales	1350	125.42
First Floor Ancillary	880	81.75

Rent:

Upon application

Tenure:

The unit is available by way of a new full repairing and insuring lease, for a term of years to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £30,250.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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