0114 2449121

eddisons.com

Eddisons

RETAIL/OFFICES - TO LET

PART FIRST FLOOR, 28 PEEL STREET, BARNSLEY, SOUTH YORKSHIRE S70 2QX

Rent: £6,000 per annum exclusive

Size: 688 sq ft (63.92 sq m)

- Busy Town Centre location
- Suitable for a variety of retail or office uses
- Rent incentives available
- Available on a new lease

LOCATION

The property is located on Peel Street, the main retailing thoroughfare immediately to the west of Barnsley Town Centre.

The premises are part of the first floor in a parade of terraced retail units. Nearby occupiers include Iceland, Lidl and the Co-operative Bank.

DESCRIPTION

The property comprises of a part first floor retail/office unit previously used as a hairdressing salon.

SERVICES

It is understood that all mains services are connected to the property including gas fired central heating.

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.

PLANNING

It is understood that the property has E 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.

ACCOMMODATION

All measurements are approximate prepared on a net /gross internal area basis. IPMS areas are available on request.

	M^2	SQ FT
First Floor		
Former Salon and Kitchen	44.52	479.2
Former Treatment Room	8.47	91.2
Former Treatment Room	11.07	119.2

RENT

The rent will be £6,000 per annum exclusive.

VAT

We understand VAT is not payable in this instance.

LEASE TERMS

The property is available by way of a new 3, 6 or 9 year full repairing and insuring lease. Rental incentives are available in the first year of the term.

RATEABLE VALUE

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of:-

Hairdressing Salon and Premises - £5,700

SERVICE CHARGE

£180 per annum plus VAT

LEGAL COSTS

Each party to bear their own costs in relation to this transaction

EPC

This property has been graded as E(104).

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

For more information, visit eddisons.com
T: 0114 2449121

Eddisons
Incorporating Fernie Greaves

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.

VIEWING

Strictly by appointment with the joint agents:- Eddisons

1 Blackburn Road
Sheffield
S61 2DW
Contact: Paul Oddy
Paul.Oddy@eddisons.com
(0114) 2449121

or

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(0114) 290 3300

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