

BARNSELEY

17 MARKET STREET

**BUSY PEDESTRIANISED PITCH
OPPOSITE MARKS & SPENCER
A1, A2 or D1 USES CONSIDERED**



LOCATION

The property occupies a good location on pedestrianised Market Street, **directly opposite Marks & Spencer**. Other multiple retailers close by include **Gamestation, Thomson, Greggs, Card Warehouse, The Works** and **Dollond & Aitchison**.

ACCOMMODATION

The property offers the following approximate dimensions and net internal floor areas:-

Gross Frontage	7.37m	24'02"
Internal Width	7.29m	23'11"
Shop Depth	17.83m	58'06"
Ground Sales	126.44 sq m	1,361 sq ft
Understairs Store	1.30 sq m	14 sq ft
First Floor Ancillary	102.84 sq m	1,107 sq ft

LEASE

The premises are available on assignment by way of a 20 year EFRI lease from 18 December 1998 subject to 5 yearly rent reviews.

RENT

£43,375 per annum, exclusive of rates and service charge.

CONSIDERATION

Offers are invited for the leasehold interest.

PLANNING

The property currently has D1 (dental surgery, health clinic, etc) planning consent but could suit A1 and A2 uses.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 39,250.00
UBR (2012/2013)	45.8p
Rates Payable (2012/2013)	£ 17,976.50

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Barnsley Metropolitan Borough Council Business Rates Department (tel: 01226 770770). The Rates Payable may be subject to transitional relief.

LEGAL COSTS

Each party to pay their own legal costs.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

VIEWING & FURTHER INFORMATION

Please contact sole agents **Brassington Rowan**:-

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SUBJECT TO CONTRACT



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