

**PROMINENT TOWN CENTRE RETAIL UNIT**

**191 SQM (2,059 SQFT)**



**19 MARKET HILL  
BARNSELY S70 2PX**

- TOWN CENTRE LOCATION
- ADJACENT TO PEDESTRIANISED AREA
- GOOD TRANSPORT LINKS



**LOCATION**

The subject property is situated on Market Hill within the Town Centre close to the junction of the pedestrianised Queen Street and Eldon Street. It is just a short walking distance from the Bus Station and the Railway Station. Nearby occupiers include Yorkshire Bank, Boots The Chemist, Halifax Bank and other national multiples.

**DESCRIPTION**

The accommodation is laid out on three floors with ground floor sales shop with arcade entrance and ancillary space laid out on first floor and second floor level. W.C. facilities are on the upper floors.

**ACCOMMODATION**

	SQ M	SQ FT
Retail (Zone A)	30.5	328
Retail (Zone B)	25	269
Retail (Zone C)	8.8	95
Ground Floor Ancillary	8.3	90
First Floor	64.3	693
Second Floor	54.25	584

**SERVICES**

The property benefits from mains water, electric and drainage.

**RATING**

The property has the following entries in the 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2010)	Estimated rates payable
Shop and Premises	£21,750	£10,440 p.a.

**PLANNING**

No enquiries have been made of the Local Authority but we believe the property has A1 Retail Use.

**TERMS**

The property is offered by way of a new full repairing and insuring Lease at a term to be agreed. The commencing rent will be £23,500 per annum.

**VAT**

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

**EPC**



**ENQUIRIES/VIEWING**

Nabarro McAllister  
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REF: AG0109  
SUBJECT TO CONTRACT

July 2014

**Subject to Contract**

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.