

SMC  
Brownill  
Vickers

el: 01226 872627

To Let

POLARIS BRID

### Retail Premises

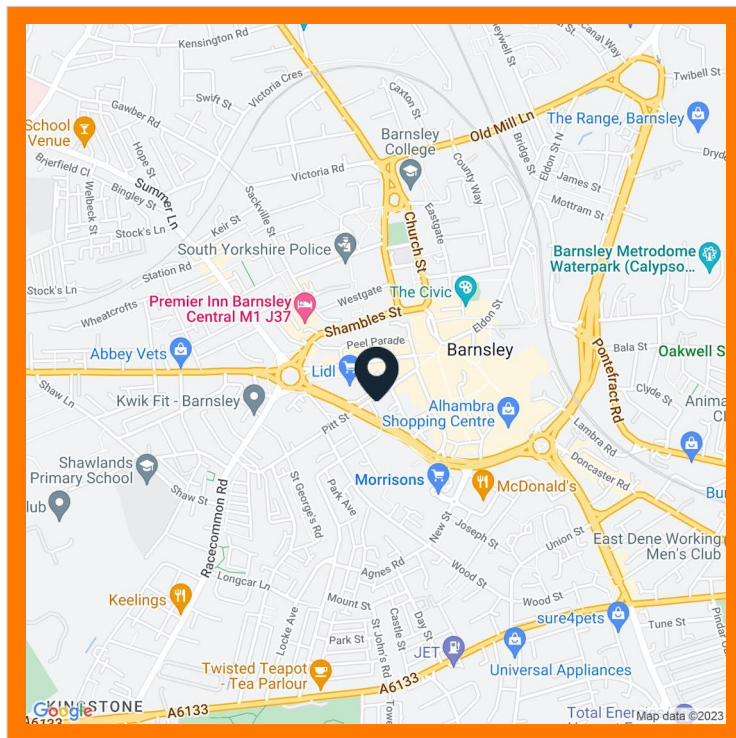
£6,000 per annum

12 Pitt Street, Barnsley, S70 1AW

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- 41.07 sqm (442 sq ft)
- Established parade of shops
- Heavy footfall from adjacent Central
- Suitable for a variety of uses



## Description

The unit comprises a small lock-up retail shop situated in an established parade of similar properties. It has previously been used for a variety of retail purposes but would be equally suitable as a small office.

## Location

The property is located in Barnsley Town Centre with a good passing footfall of pedestrians using the nearby Central Post Office.

## Accommodation

The accommodation comprises the following areas:

| Name                  | sq ft      | sq m         | Availability |
|-----------------------|------------|--------------|--------------|
| Ground - Retail Sales | 371        | 34.47        | Available    |
| Ground - Store & WC   | 71         | 6.60         | Available    |
| <b>Total</b>          | <b>442</b> | <b>41.07</b> |              |

## Terms

The property is available by way of a new lease, the terms of which are negotiable.

Please note the Landlord is YMCA (Barnsley) Ltd and that all rent revenues support the Charity's work.

## External

To the front of the property abuts the public thoroughfare. The parade has a shared fire escape means of egress.

## Services

Mains electricity, water and drainage are believed to be connected. None of the services have been tested and we are therefore unable to issue any warranties as to their condition and serviceability.

## Rateable Value

The property is described within the Rating List as Shop and Premises with a current adopted Rateable Value of £4550.

## Service Charges & Insurance

The Landlord provides a water supply to the premises together with other services. Charges for these services are payable by the tenant periodically and amount to approximately £350 per annum for this unit.

The tenant also pays the Landlord's building insurance premium for the unit which currently amounts to approximately £200 per annum.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

Upon Enquiry

## Viewing

**Robin Curtis**

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