

SMC
Brownill
Vickers

To Let



Lock up former Cafe/ Retail Unit To Let

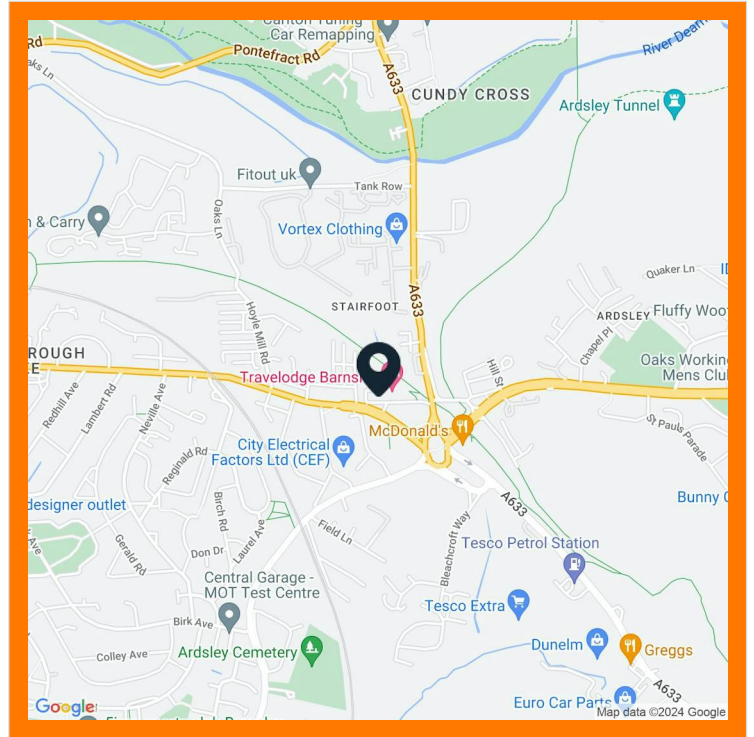
£7,800 per annum

514 Doncaster Road, Barnsley, S70 3PE

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- Retail unit suitable for a variety of uses
- Well placed for local arterial routes
- Former cafe and sandwich shop
- Significant volume of passing traffic
- Service road parking
- Available on a new lease



Description

514 Doncaster Road offers a bright retail sales area which has been most recently used as a cafe and sandwich shop. There is a good sized retail area with WC and store/ kitchen facility to the rear. In addition, there is a further basement store. The property benefits from a traditional shop frontage which is protected by a roller shutter. The unit has good natural light and a decent ceiling height.

The property would be suitable for a variety of uses. It has a retail area of 29 sq.m. (308 sq. ft.) and in totality extends to 50 sq.m. (536 sq. ft.).

Location

The property is situated on Doncaster Road (A635) adjacent to the Stairfoot roundabout. It forms part of a small retail parade but is close to occupiers which include Dominos Pizza, Starbucks, Travelodge, Aldi and McDonalds.

The property is located approximately 1.5 miles east of Barnsley town centre. Doncaster Road is a dual carriageway at this point but the unit is accessed off the downgraded road with on street parking immediately to the front of the premises.

The property is well placed to allow access to local arterial roads A635, A633, and B6100.

Lease Terms

The property is available on a new lease on terms to be agreed.

Rent

£7,800 pa. Rent to be paid monthly in advance. We are informed VAT is NOT payable on the rent.

Money Laundering Checks

The Money Laundering Regulations require us to conduct checks upon all tenants.

Prospective tenants will be required to provide certain identification documents.

Business Rates

Further information is available upon request.

Energy Performance Certificate

E (103)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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