

Retail & Leisure

Retail Opportunity – Ground Floor

To Let

2 New Street, Barnsley, S70 1SA



- 1,588 sqft Ground Floor Sales
- Strong high street position and frontage
- Suitable for variety of uses - subject to planning
- Adjacent to Alhambra Shopping Centre
- Close to the new Glass Works Retail and Leisure Scheme

Location

The property is prominently located at the junction of New Street and Cheapside in the heart of Barnsley Town Centre.

Barnsley is the fourth largest Metropolitan Borough in the UK, located 20 miles South of Leeds and 15 miles North of Sheffield. The town has a population of 91,000 with a 30 minute drive catchment of 1.5 million.

The unit is directly adjacent to Alhambra Shopping Centre which is anchored by Primark, TK Maxx and Wilkos.

The new 590,000 sqft Glass Works Retail and Leisure Scheme (opening 2019/20) is also adjacent which will include a new Next, JD Sports, Loungers, 13 Screen Cineworld and Superbowl.

Operators surrounding the subject unit include Boots, Sports Direct, New Look and Topshop

Description

The subject property was a former bank and comprises open plan ground floor space with potential for extraction to the roof.

The basement and upper floors are under offer to another occupier.

Accommodation

The subject property comprises the following approximate NIA:-

	<u>Sq Ft</u>	<u>Sq M</u>
Ground Floor	1,588	147.5
Gross Frontage	49'3"	15m
Shop Depth	46'0"	14m

Tenure

A new lease is available on an effective full repairing and insuring basis incorporating 5 yearly reviews to open market value.

The rent is £30,000 pax.

Service Charge

There is no service charge – self-contained unit.

Rateable Value

We understand the current rateable value for the subject property, including the basement, is £55,000.

The subject property is Ground Floor only therefore this is being reassessed. The standard multiplier for 2019/20 is 50.4p, but if the property is reassessed and is less than £51,000 then the standard small business multiplier becomes 48.4p. Please ask the marketing agents to clarify if this has been finalised with the VOA.

Rates payable to be confirmed.

Planning

The subject property benefits from A1 (Retail) and A2 (Financial Services) planning consent, however alternative uses will be considered by the landlord, subject to planning.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in the transaction.

EPC

The premises have an Energy Performance Asset Rating of E (104) a copy of the EPC and associated report are available on request from the agents.

VAT

All prices quoted are exclusive of VAT which is payable at the prevailing rate.

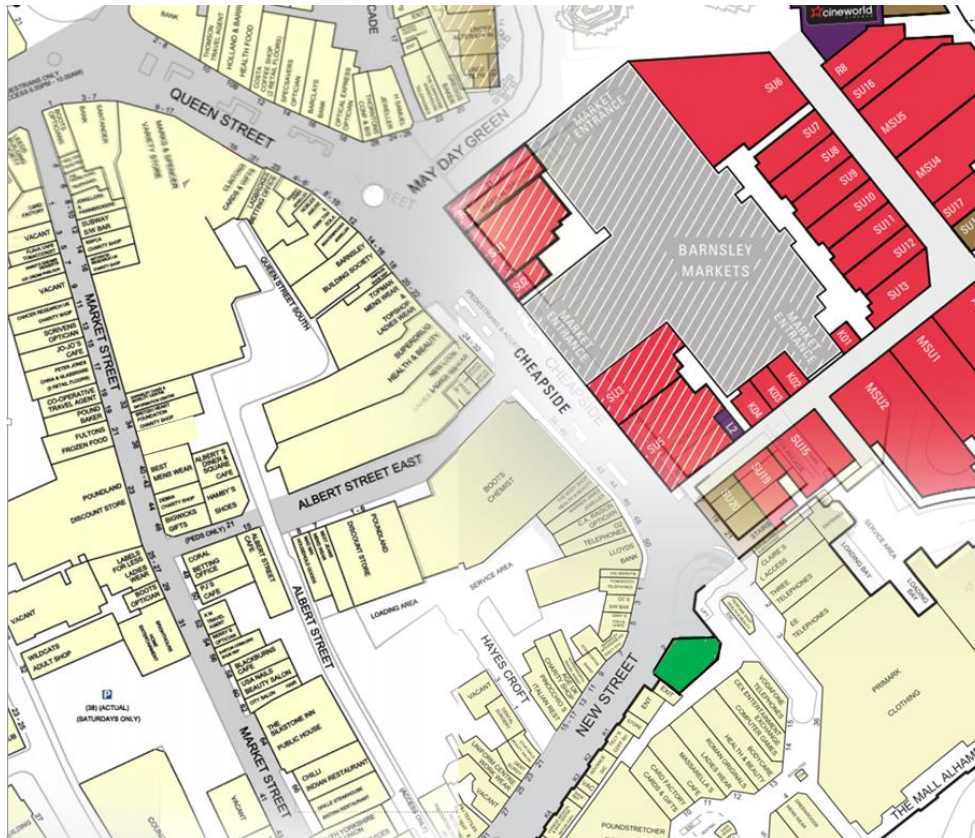
Viewing and Further Information

All viewings are strictly by prior appointment:

wsb Property Consultants LLP
36 Park Cross Street
Leeds
LS1 2QH

Tel: 0113 234 1444
Contact: Adam Mobley
E-mail: amobley@wsbproperty.co.uk

Subject to Contract
August 2019



Not to Scale – Glass Works Super Imposed on the Goad - Subject Property in **Green**



View from the Property – Adjacent to Glass Works



View of the Property – Adjacent to Alhambra Shopping Centre

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