

Retail & Leisure

Retail Opportunity

# To Let

Old Mill Lane, Barnsley S71 1LL



- Prominent position fronting the A61
- 20,000 passing vehicles per day
- Suitable for variety of uses - subject to planning
- Nearby occupiers include Wickes, Asda & McDonalds
- Aldi granted planning permission opposite

## Location

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 subject property is located on the A61 which has circa 20,000 passing vehicles daily – the main link road between Barnsley and Wakefield.

Nearby occupiers include Wickes, Asda and McDonalds. Aldi were granted planning permission to open opposite in February 2017 (plans available on request).

## Description

The subject property comprises a single storey purpose built retail unit with mezzanine floor and external parking. The parking is shared with Unit 2 (Under Offer) and extends to 38 spaces in total.

## Accommodation

The subject property have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6<sup>th</sup> Edition) and extend to the following approximate Gross Internal Area:-

	Sq Ft	Sq M
Ground Floor	3,492	324.4
Mezzanine	415	38.5
Total GIA	3,907	362.9

[Subject to planning; the property could be extended to suit occupant needs, further details upon request]

## Tenure

A new 10 year lease is available on an effective full repairing and insuring basis incorporating 5 yearly reviews to open market value. The rent is £50,000 pax.

## Service Charge

We understand that a small service charge is applied to both units on the development. The service charge is to cover common maintenance of the courtyard, car park and common facilities. Further details are available upon request.

## Rateable Value

We understand the current rateable value for the subject property is £39,750. The standard small business multiplier for 2018/19 is 48.0p

## Planning

The subject property benefits from A1 (Retail) consent but would suit a variety of uses (subject to planning) such as trade counter, cafe or restaurant.

## Legal Costs

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

## EPC

A copy of the Energy Performance Certificate is available upon request.

## 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:

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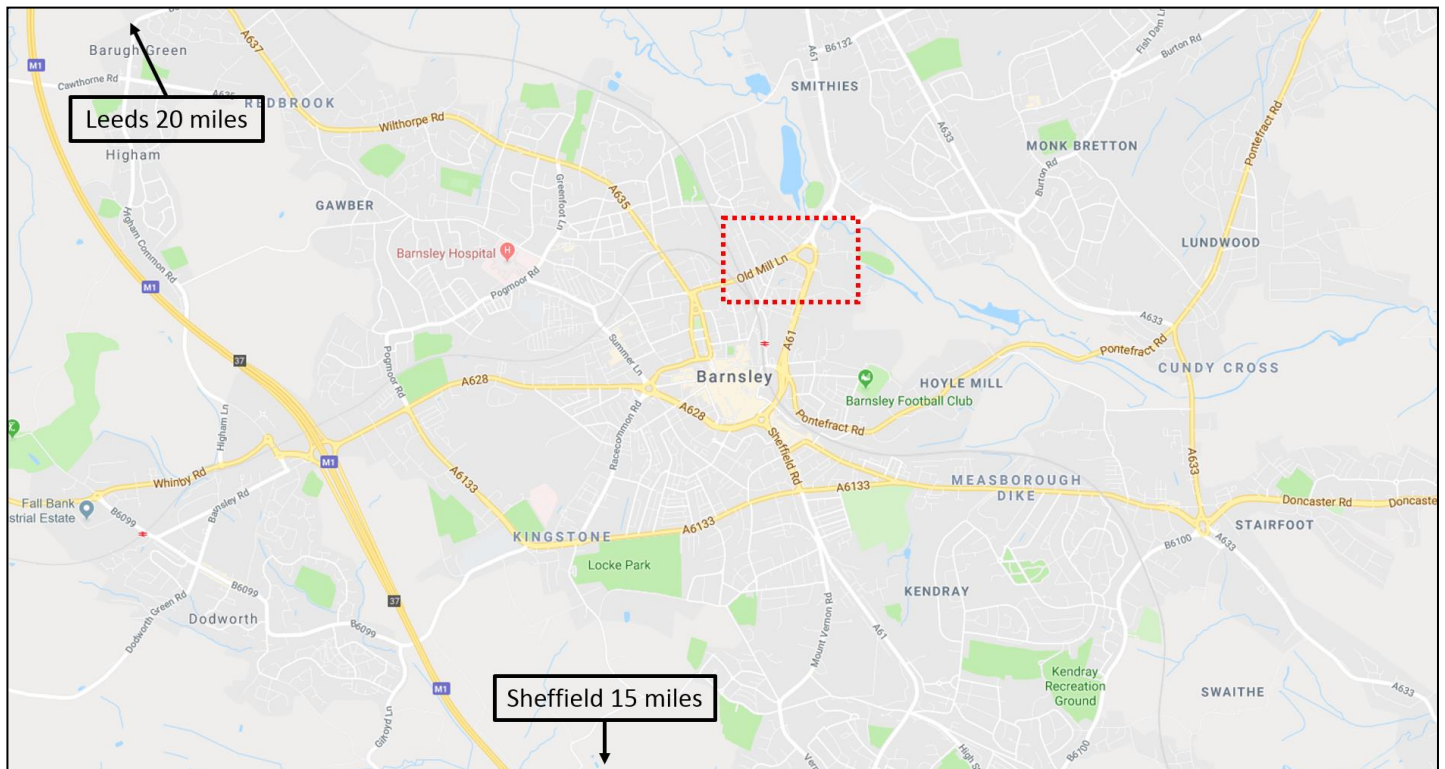
Subject to Contract

November 2018





Above: Subject unit in relation to neighbouring occupiers Below: Hatched area above in relation to the town



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