

Retail Opportunity

To Let

Old Mill Lane, Barnsley S71 1LL



- **Prominent position fronting 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, McDonalds and Tile Giant. 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 external parking. The parking is shared with Unit 1 (Tile Giant) 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 (6th Edition) and extend to the following approximate Gross Internal Area:-

	<u>Sq Ft</u>	<u>Sq M</u>
Ground Floor	1,550	144

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 £31,000 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 £24,500. 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 retail, 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:

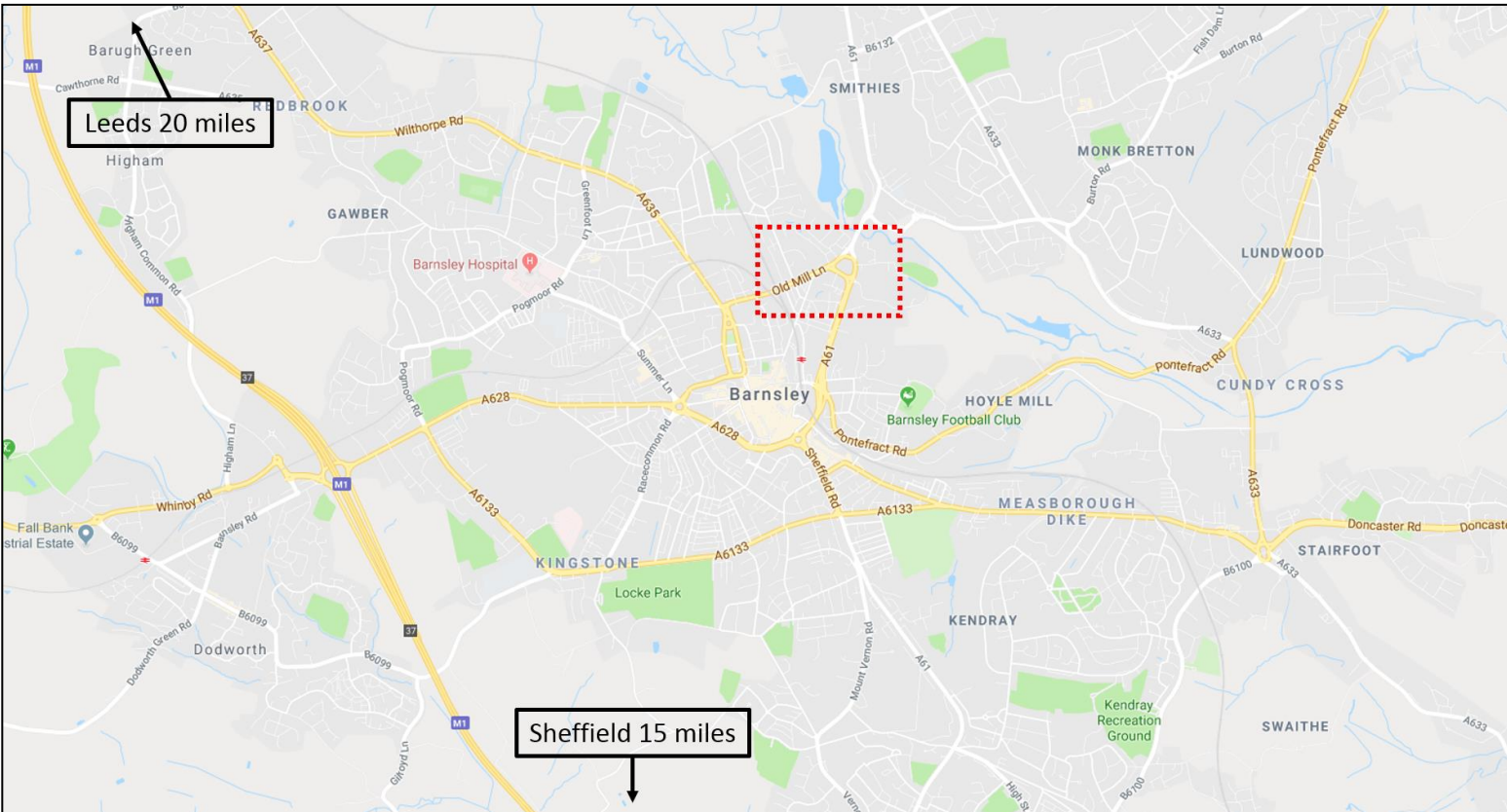
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Subject to Contract

July 2018



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