



RETAIL - SUBURBAN

24 - 26 Eldon Street, Barnsley, S70 2BQ

£18,500 Per annum exclusive

- ▶ Town Centre Location
- ▶ Close to the new Glassworks Development, Bus and Train Interchange and Car Parking
- ▶ 1,844 sqft (171.33 sqm)
- ▶ Basement Storage

LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

The property is located on Eldon Street close to the Glassworks and Interchange. Other occupiers nearby include Admiral Amusements, Holland and Barratt, Halifax and Nationwide.

DESCRIPTION

The property comprises of a ground floor retail premises with additional basement storage.

ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor Sales, Office and Kitchen	970	90.11
Basement Storage, Kitchenette and Toilets	874	81.19
Total	1844	171.30

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

RATING

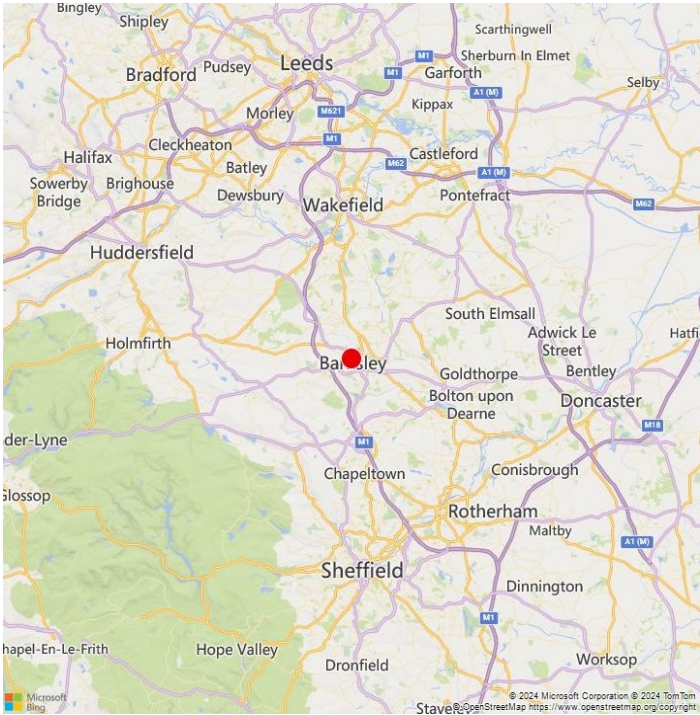
RV from 1st April 2026: £18,500.

TERMS

The property is available on a new effectively full repairing and insuring lease on a term to be agreed.

RENT

£18,500 Per annum exclusive



LEGAL COSTS

Each party are to bear their own costs.

EPC

The property has an EPC Asset Rating of 105 (E).

VIEWING AND FURTHER INFORMATION

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