

0114 2449121

eddisons.com

RETAIL/LEISURE - TO LET

Eddisons



7 PITT STREET, BARNSELY, SOUTH YORKSHIRE S70 1AL

Rent: £12,000 per annum exclusive

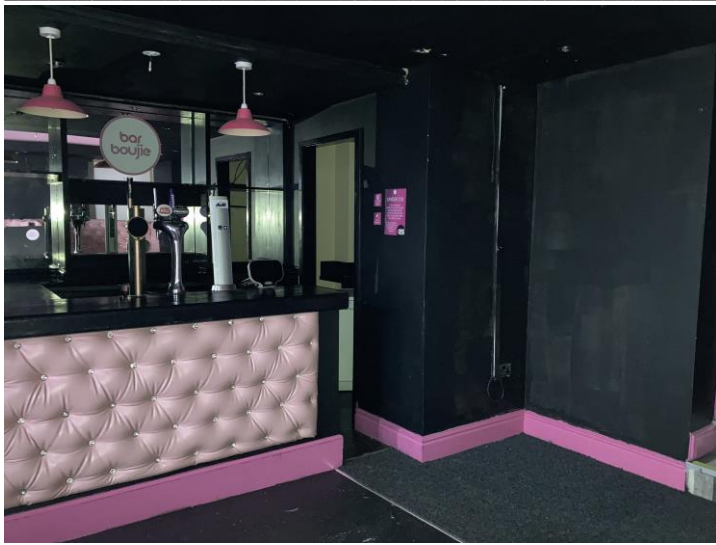
Size: 2,102 sq ft (195.28 sq m)

- Busy Town Centre location.
- Suitable for a variety of retail or leisure uses.
- Rent incentives available.
- Available on a new lease.

LOCATION

The property is located on Pitt Street, immediately to the west of Barnsley Town Centre and in the middle of a parade of terraced retail units.

Nearby occupiers include the Post Office, Iceland, Lidl and Co-operative Bank.



DESCRIPTION

The property currently comprises of a ground floor bar area with further WC and function room to the first floor.

SERVICES

It is understood that all mains services are connected to the property.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

PLANNING

It is understood that the property has sui generis use classification. Whilst the property is suitable for a variety of uses interested parties should contact Barnsley Town Council to satisfy themselves as to their proposed use.

LEASE TERMS

The property is available by way of a new 3, 6 or 9 year full repairing and insuring lease. Rental incentives are available in the first year of the term.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis.

	M ²	SQ FT
Ground Floor		
Public Areas	108.8	1,171
Kitchen	25.9	279
First Floor		
Gents WC	-	-
Ladies WC	-	-
Function Room	60.6	652



RENT

£12,000 per annum exclusive

VAT

We understand that VAT is payable on the rental and/or any service charge or other items detailed above.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of:-

Public House and Premises - £15,000

TENURE

Leasehold

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has been graded as C(65).

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref: PDO/751.163676

For more information, visit [eddisons.com](https://www.eddisons.com)

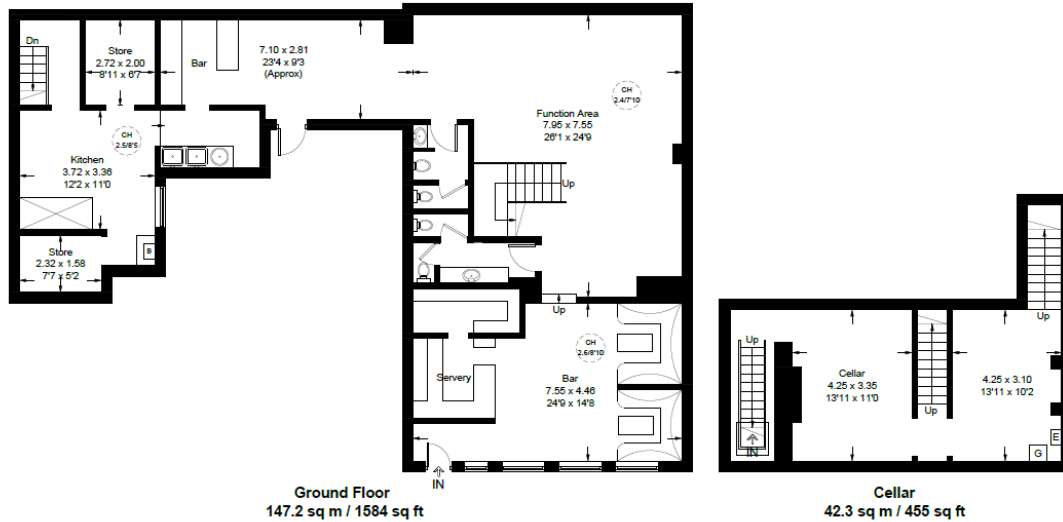
T: 0114 2449121

Important Information

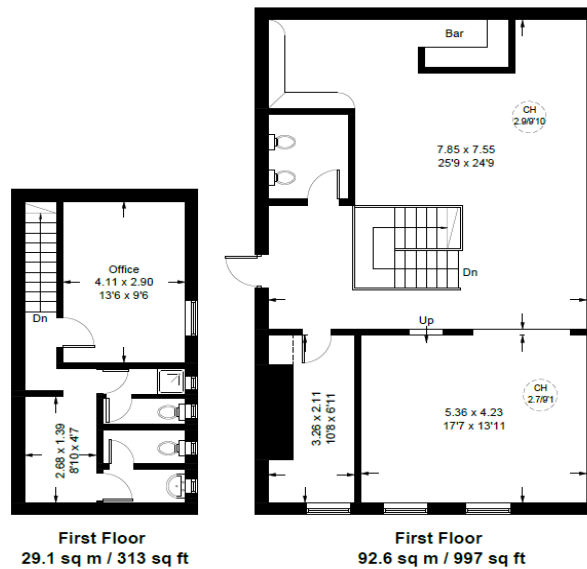
Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1167686)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1167686)

For more information, visit eddisons.com
T: 0114 2449121

Eddisons

Incorporating Fernie Greaves

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.