

TO LET

SMALL SHOP CLOSE TO BARNSELY TOWN CENTRE

56 ELDON STREET NORTH, BARNSELY, S71 1LQ



SITUATION

The property is situated to the edge of Barnsley town centre in an area that is mixed residential, retail and office use. Eldon Street North leads to the A61 Wakefield Road. The property is well placed for the Transport Interchange and there is on street car parking available.

At the rear of the building is a small yard with space to park a car.

DESCRIPTION

This is the ground floor only of a two storey stone built inner terrace property, the upper floor of which is separately occupied as a flat.

The available ground floor space has a long history of retail use, though it could be used as a small office.

ACCOMMODATION

	Dimensions	Sq. ft.
Shop	20'11" x 12'8"	265
Kitchen	6'1" x 5'11"	36
Rear Entrance and WC		---
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SERVICES

Mains services comprising water, drainage, gas and electricity and believed to be available.

RATES

An extract from the 2010 Valuation List is reproduced below.

Billing authority reference	Address of property	Description	With effect from	RV
51212016941333	56 ELDON STREET NORTH, BARNSELEY, S71 1LQ	SHOP AND PREMISES	01 Apr 2010	£ 1,650

National non domestic rates are payable by the occupier in accordance with the Uniform Business Rate multiplier which is 43.3p in the £ for 2011/2012.

LEASE

Ideally a new lease for three years is required at a rent of £4,000 (Four Thousand Pounds) per annum. Alternative proposals from interested parties will be considered.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 chris@chrisrowlands.co.uk

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October 2011

IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.