

# TO LET

## FIRST FLOOR LEISURE SPACE



### UNIT C, 45 – 55 PEEL STREET, BARNLSLEY, S70 2RL

- 11,502 sq.ft (1,068.57 sq.m) Net Internal Area
- Ground floor frontage
- Currently arranged as a snooker / pool bar
- Suitable for a variety of uses, subject to planning
- Rear service yard with loading access and parking

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

## LOCATION

The property occupies a prominent location in Barnsley town centre, with good access from the A628 and A635. Junction 37 of the M1 is easily accessible 1.5 miles west via the A628.

The ground floor of the building is let to Dominos, British Heart Foundation and a European food market. Other nearby occupiers include Lidl, Quality Save, Costa Coffee, Iceland Foods and both a KFC and Taco Bell drive-thru.

## DESCRIPTION

The available property is arranged over first floor with frontage and access at street level from Peel Street. There is also street level loading access directly into the first floor via the service yard at the rear.

The property is currently well presented as a snooker / pool club including a bar and kitchen, cellar, staff office, and WC's, however the space could be used for a variety of uses such as other leisure uses, offices, retail or storage, subject to planning.

The rear service yard has parking for 1-2 vehicles, loading access and a bin store.

## ACCOMMODATION

The unit has a Net Internal Area of **11,502 sq.ft. (1,068.57 sq.m)**

## TERMS

The premises are available by way of a new full repairing and insuring lease by way of a service charge on terms to be agreed.

## RENT

**£23,000 per annum** plus service charge and insurance. Further information available on request.

## RATES

The property has a Rateable Value of £29,500, giving an approximate rates payable of £14,484.50.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property is awaiting assessment.

## LEGAL COSTS

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

## VAT

VAT will be payable on the rental and other payments quoted.

## FURTHER INFORMATION/VIEWING:

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Subject to Contract  
January 2021



### Misrepresentation Act

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