



6 Eldon Arcade
Barnsley, S70 2JP

TOWN CENTRE RETAIL UNIT

800 sq ft
(74.32 sq m)

- High footfall
- Suitable for various uses (STP)



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Summary

Available Size	800 sq ft
Rent	£12,000 per annum
Rateable Value	£7,100 The property will benefit from full rate relief.
VAT	Applicable. All figures are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

The available property comprises a two storey retail unit set within the centre of the Arcade. Internally the accommodation is divided to form a ground floor sales area with rear disabled w/c facility. The first floor comprises a large open plan area with additional staff toilet.

Location

Eldon Arcade occupies a prominent position with entrances via both Eldon Street and the Barnsley Interchange in the heart of Barnsley town centre. The Arcade provides a direct link between Eldon Street and the Barnsley Interchange and therefore benefits from a very high footfall. The new Glass Works retail development is located close by.

Accommodation

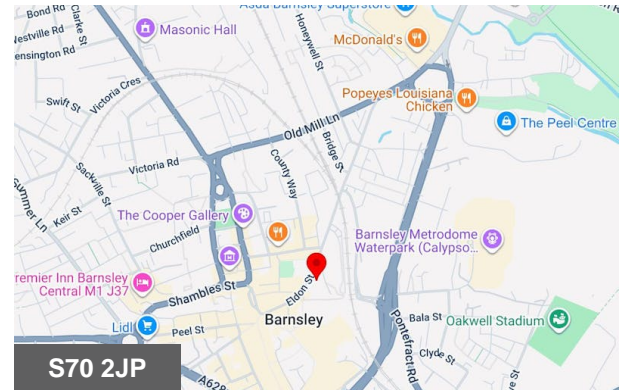
Name	sq ft	sq m
Ground - Sales	457	42.46
1st - Storage	343	31.87
Total	800	74.33

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £12,000 per annum exclusive of rates, service charge, utility costs, insurance, VAT and all other outgoings.

Planning

We understand the unit benefits from E Use Class however advise interested parties to make their own enquiries direct with the local authority.



Viewing & Further Information



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