



**6 Eldon Arcade**  
Barnsley, S70 2JP

## **TOWN CENTRE RETAIL UNIT**

**800 sq ft**  
(74.32 sq m)

- High footfall
- Suitable for various uses (STP)



# 6 Eldon Arcade, Barnsley, S70 2JP

## Summary

<b>Available Size</b>	800 sq ft
<b>Rent</b>	£12,000 per annum
<b>Rateable Value</b>	£6,000 The property will benefit from full rate relief.
<b>VAT</b>	Applicable. All figures are quoted exclusive of VAT.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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

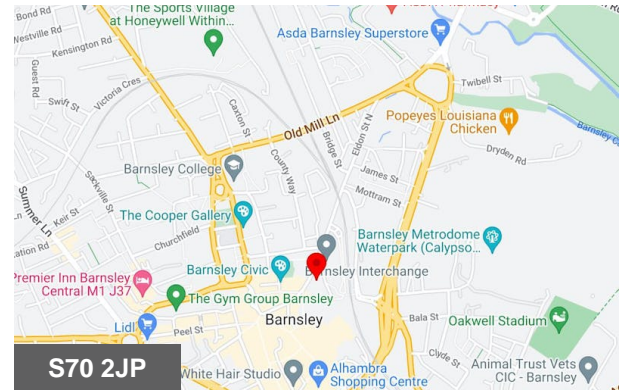
Name	sq ft	sq m
Ground - Sales	457	42.46
1st - Storage	343	31.87
<b>Total</b>	<b>800</b>	<b>74.33</b>

## 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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