Unit 3

Peel Street, Barnsley, S70 2RL

MJB Commercial Property



TO LET

277.89 SQ M
(2,991.18 SQ FT)

£35,000 PER ANNUM

Shell Retail Unit

- Flexible Shell Condition
- On site Parking
- Adjacent to KFC & Taco Bell
- Convenient roadside location

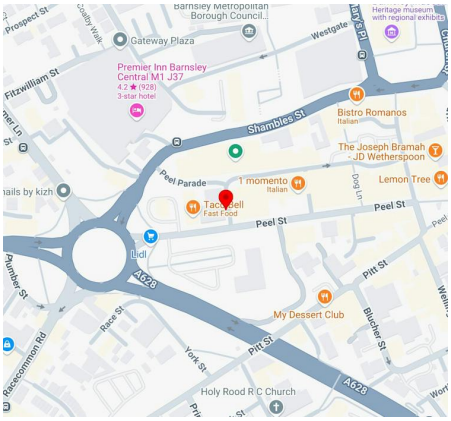
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www.mjbcp.co.uk

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Summary

Available Size	277.89 sq m / 2,991.18 sq ft
Rent	£35,000 per annum
Rates Payable	£18,837.25 per annum
EPC	B (36)

Description

The property comprises a ground and first floor retail unit and currently in a shell condition ready for a tenant's fitout.

Location

The property is situated in a readily accessible location on Peel Street directly off the Townend Roundabout/A628 in the centre of Barnsley. Nearby occupiers include KFC, Taco Bell, Lidl, Home Bargains and The Gym Group.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	1,618.78	150.39
1st	Sales	1,372.40	127.50
Total		**2,991.18**	**277.89**

Terms

The property is available to let on a new lease on terms to be agreed.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

Viewings

Strictly via appointment with the sole agents



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