

CLASS E OPPORTUNITY

BARNNSLEY

20/22 CHEAPSIDE



Description

Barnsley has a catchment population of over 2.2 million people with an annual comparison goods spend of approximately £5.5 billion (source: NSLSP). The town is ranked within the top 100 in terms of catchment population and the top 125 in shopping population out of more than 2000 UK retail centres.

The Alhambra Shopping Centre was constructed in 1991 and is currently configured to provide approximately 182,700 sq ft of retailing space. The centre is anchored by **Primark, Wilko, TK Maxx, Next** and **Iceland** with a host of other national operators. Proposed tenants include **Next, H&M, Sports Direct, Cineworld, Nando's** and **Turtle Bay**.

The property occupies an excellent trading location on the western side of the pedestrianised Cheapside, at its junction with Queen Street in the heart of the town centre. The property comprises a large, well configured double-fronted shop.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors, comprising the following areas and dimensions:

Ground Floor	3,969 sq. ft.	(368.80 sq. m.)
First Floor	3,537 sq. ft.	(328.60 sq. m)
Total	7,506 sq. ft.	(697.40 sq. m)

Lease

A new full repairing and insuring lease is available for a term to be agreed.

Rent

Upon application.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£133,000
UBR (22/23)	0.512p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 67. A full report is available upon request.

Legal Costs

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

Viewing

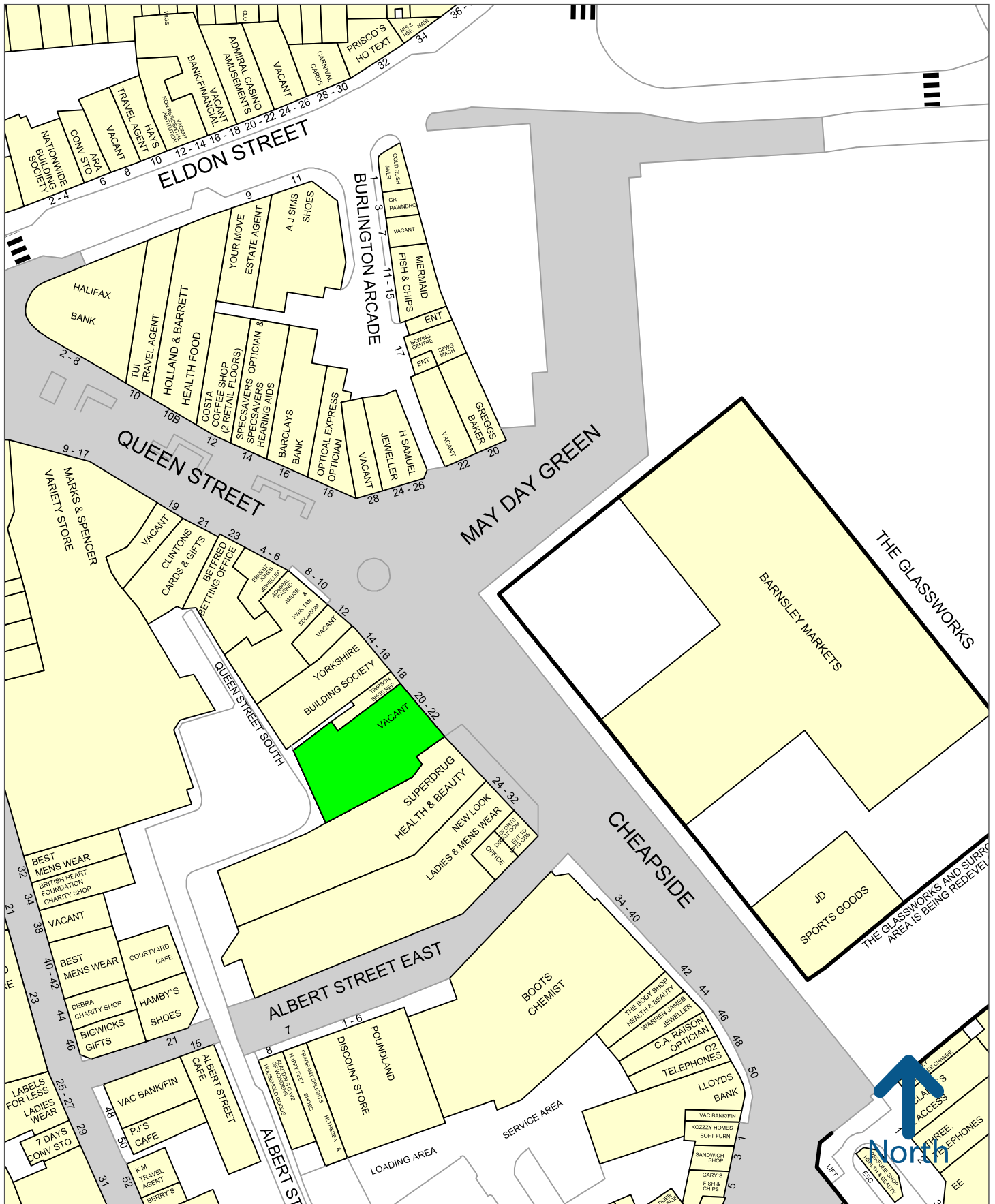
Strictly via appointment through joint agents, **Green & Partners**, contacting:

Ben Sykes 07572 075103
ben.sykes@greenpartners.co.uk

Or, **Wilbys**, contacting:

Alex Wilkinson 01226 299211
alex@wilbys.net

Subject to Contract



50 metres

Experian Goad Plan Created: 14/09/2021
Created By: Green and Partners



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