



**HOUSE STYLE**  
Mid Terraced House

**RECEPTION ROOMS**  
0

**BEDROOMS**  
0

**EPC RATING**  
E

**NEAR TO TOWN CENTRE**

## A GROUND FLOOR RETAIL UNIT POSITIONED IN A BUSY FRINGE OF TOWN CENTRE LOCATION

Offered with immediate availability with Lease terms to be agreed, this terraced shop unit is positioned in the busy Agnes Road area, only a short walk from Morrisons with Barnsley town centre being approximately half a mile away. Providing 3 ground floor rooms with a useful basement, the accommodation extends to: 577 square feet or thereabouts.

**£500 pcm**

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## Property Details

### GROUND FLOOR

MAIN DISPLAY/RETAIL AREA 13' 5" x 9' 8" (4.09m x 2.95m) This well proportioned front facing room has a large picture window to the Agnes Road frontage, this in turn benefitting from electrically operated security shutters.

ANTE ROOM 14' 1" x 9' 0" (4.29m x 2.74m)

### INNER HALLWAY

REAR ROOM/KITCHEN 12' 6" x 11' 7" (3.81m x 3.53m) Having a double base storage cupboard with plumbed in sink and expanse of worktop surface, the room also displaying tiling to the floor and having a rear door giving access to the rear elevation.

### BASEMENT

CELLAR 11' 11" x 14' 9" (3.63m x 4.5m) A good storage area also containing a cloakroom/WC with low flush suite and wash hand basin

SERVICES Mains water, electricity and drainage are laid to the property.

BUSINESS RATES PAYABLE We would advise any interested party to make their own investigations with Barnsley Metropolitan Borough Council.

TERMS The premises are available by way of a new lease on terms to be agreed.

BOND A bond of £575.00 is payable in advance.

**For More information please contact our office on 01226 767766, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [penistone@butcherez.co.uk](mailto:penistone@butcherez.co.uk)**

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