

TOWN CENTRE PREMISES

20 Regent Street, Barnsley, South Yorkshire, S70 2HG



877 SQ. FT (81.47 SQ.M)

RENTAL £11,000 PER ANNUM

Location

The property occupies a prominent position at the corner of Regent Street and County Way within Barnsley's prime town centre office area.

Barnsley is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. Barnsley is well positioned for the motorway network with Junction 37 of the M1 being less than 2 miles from the town centre.

The property is in very close proximity to the Transport Interchange which provides rail and bus links.

Description

The property has a net internal area of approx. 877 square feet (81.47 square metres) or thereabouts.

The ground floor space comprises three offices, male and female WC's and an accessible WC. On the first floor there is an open plan office with kitchen area and a private office. The accommodation is carpeted and has suspended ceilings with integral lighting. There is a basement suitable for storage.

Public car parking is available a short distance away from the property on County Way.

Terms

- Rent of £11,000 per annum payable monthly in advance by direct debit.
- Bond payable upon commencement of agreement.
- New full repairing and insuring lease for a minimum term of three years.
- The incoming tenant will be expected to contribute towards the council's legal and professional costs associated with the transaction.
- The tenant will be responsible for the payment of business rates. For more information and advice on rates payable contact Barnsley Benefits & Taxation Department on 01226 787787.

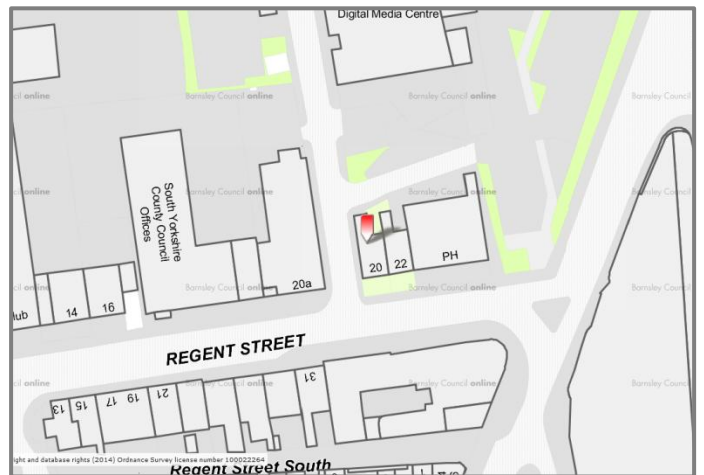
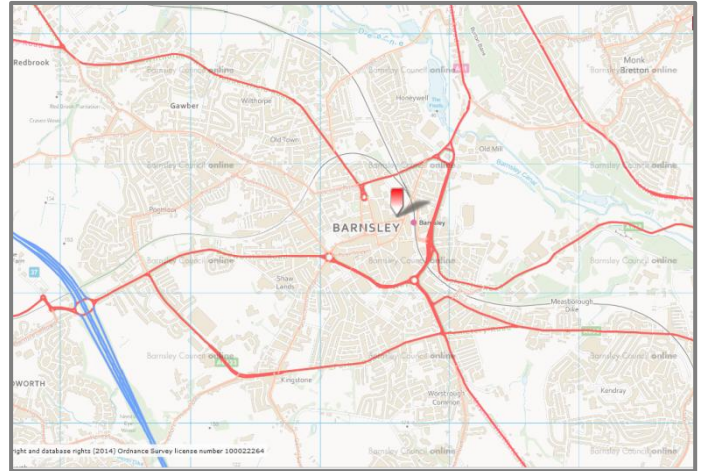
Planning

The property falls within Use Class E of the Use Classes Order as introduced by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are invited to make enquiries with the Council's Planning Department for alternative uses.

Viewing

For further information or to arrange a viewing please email rightmove@barnsley.gov.uk.



Particulars dated July 2025

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