

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

**Unit 3 Garland Court, Nanny Marr Crescent, Darfield,
Barnsley, S73 9ES**



- **New Roadside Retail Premises**
- **Located Adjacent to New Tesco Express & Cooplands**
- **Final Remaining Unit of 1,270 sq ft**
- **E Use Class**
- **Application Made For Hot Food Takeaway Use**
- **Immediately Available**

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LOCATION

The property occupies a high profile corner position fronting Nanny Marr Road at its junction with Barnsley Road in the heart of Darfield Village Centre. Darfield is a popular village which lies approximately 5 miles east of Barnsley town centre.

DESCRIPTION

The property comprises a new development of three retail units the largest of which has been let to a Tesco Express Store. The other unit is to be occupied by Cooplands Bakery.

The final unit will be finished to a standard developer's shell specification including shop fronts, screed floor and capped off mains water, 63 mm gas supply and a 3 phase 50 kVA electricity supplies.

The scheme also provides ample parking.

ACCOMMODATION (Approx internal areas)

Unit 3	1,270 sq ft	118 sq m
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PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (professional services), A3 (café & restaurant), B1 (Offices) and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

An application has been made for Hot Food Takeaway use (Sui generis) Ref [2022/0542](#)

LEGAL COSTS

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



RENT

Unit 3	£18,500 pa
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VAT will be payable.

LEASE

The units are available to let on new Full Repairing and Insuring leases for terms to be agreed.

RATING

The premises will need to be assessed for Business Rates upon completion.

SERVICE CHARGE

A service charge will be payable to cover building insurance, maintenance, etc. Details on request.

ENERGY PERFORMANCE CERTIFICATES

EPC's will be available upon completion of the development.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

Mark Holmes – Crosthwaite Commercial

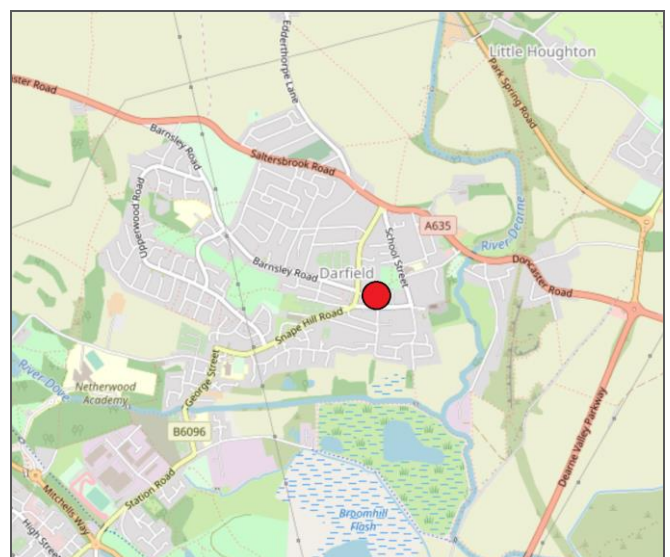
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SUBJECT TO CONTRACT AND AVAILABILITY August 2022