



HUNTERS[®]
HERE TO GET *you* THERE



Doncaster Road, Barnsley

Per Month £900 Per Month

AVAILABLE TO LET



On the bustling Doncaster Road in Barnsley, this impressive commercial shop presents an excellent opportunity for businesses seeking a prominent location. The property boasts a large, modern shop front that is sure to attract attention from passers-by, making it an ideal spot for retail or service-oriented enterprises.

Inside, the shop is designed for functionality, featuring a separate utility room and a toilet, which adds convenience for both staff and customers. The property is well-equipped with essential utilities, including electric and water supply, ensuring that your business can operate smoothly from day one.

With its strategic position on a busy main road, this commercial space benefits from high foot traffic and excellent visibility, making it a prime choice for entrepreneurs looking to establish or expand their business in Barnsley. Whether you are starting a new venture or relocating an existing one, this property offers the perfect blend of modern amenities and a vibrant location.

Don't miss the chance to make this commercial shop your own and thrive in a dynamic community.

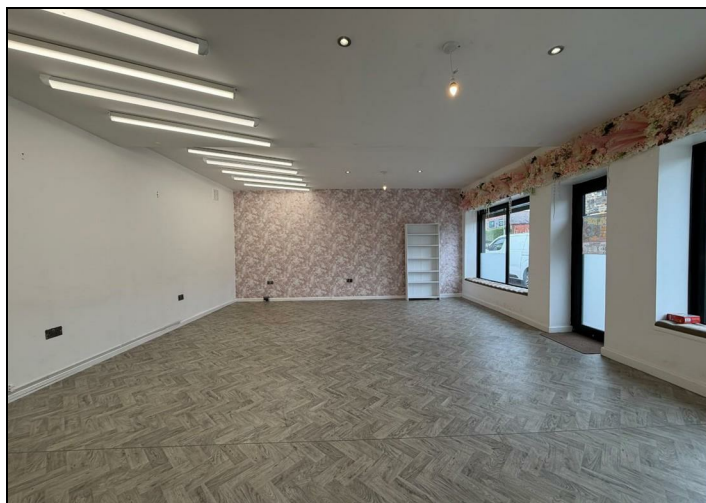
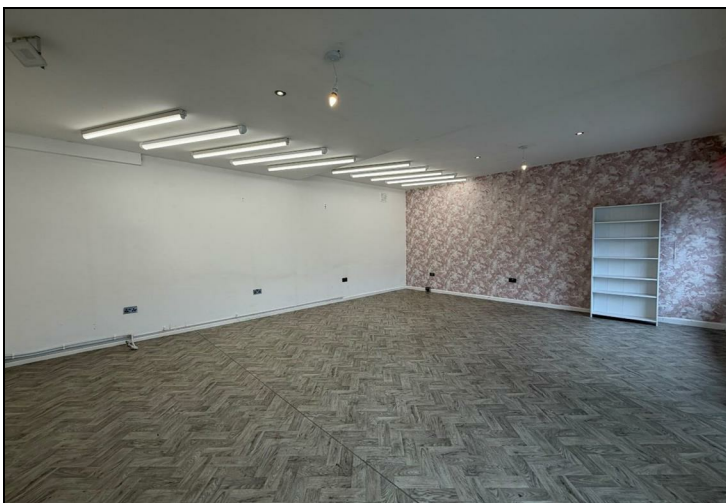
1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155
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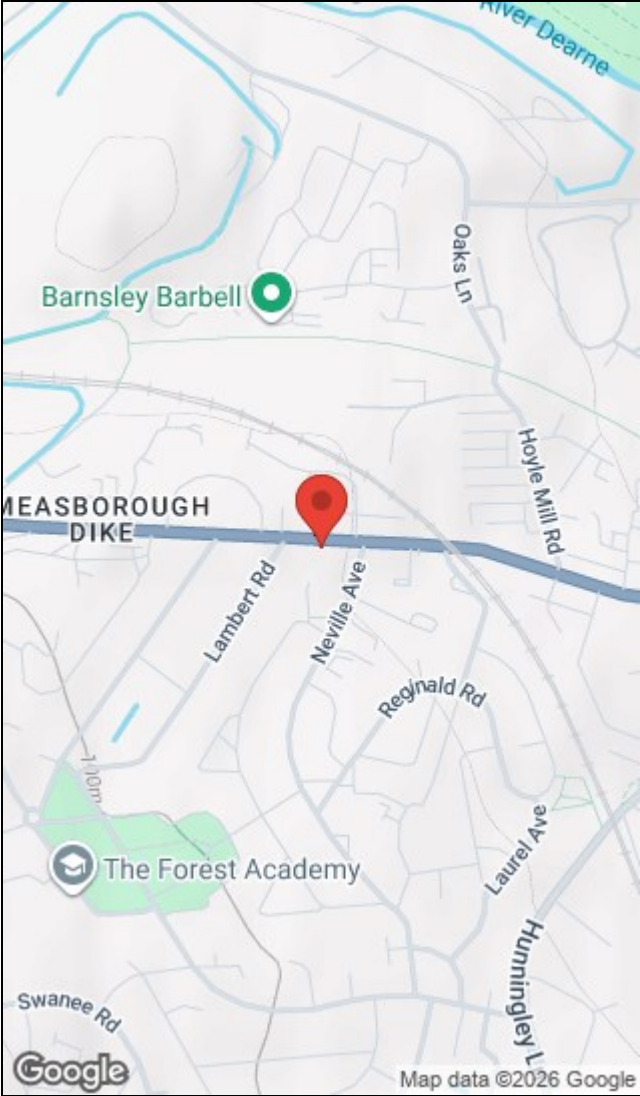
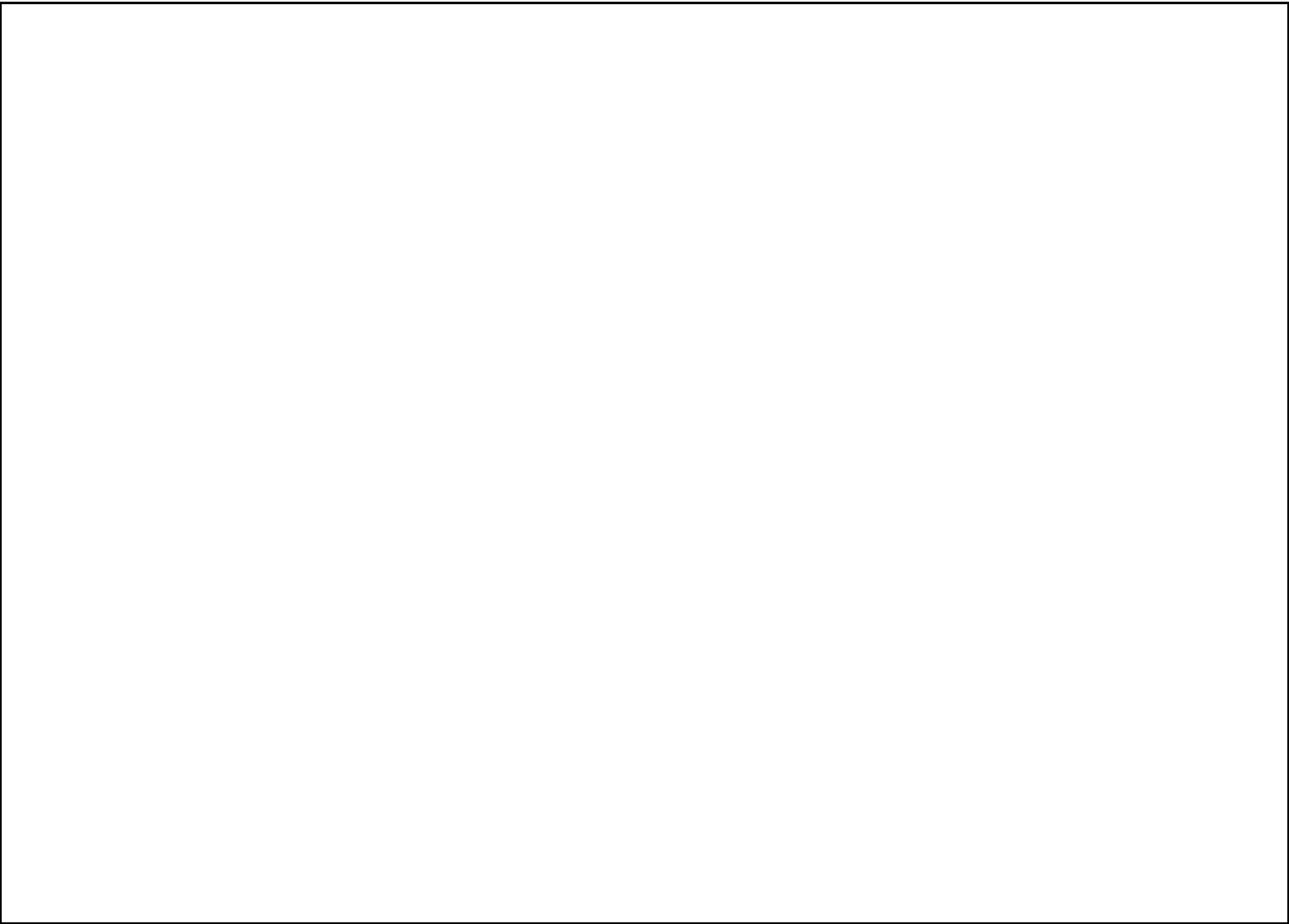
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KEY FEATURES

- Modern commercial unit to let
- Water and electric supply
 - Available now
 - Prime location
- Separate utility and w/c
- Double fronted shop
 - Electric shutters







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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