



21 Station Road, Barnsley, S73 0AH

**£595 Per Month**

Available for rent is this RETAIL UNIT with a prominent high street location, situated in the heart of WOMBWELL and suitable for a variety of businesses. This commercial property will appeal to sole traders and small businesses alike. It is conveniently located for the M1 Motorway network and Barnsley Town Centre which is only a 10 minutes drive away. The property has recently been used as a BEAUTY AND HAIR SALON and is available for immediate occupation and briefly comprises: Entrance Reception area which leads to a TREATMENT ROOM and KITCHEN and TOILET. To the first floor are TWO FURTHER TREATMENT ROOMS. FLEXIBLE LEASE TERMS ARE AVAILABLE. For further details or to arrange an agent accompanied viewing telephone 01226 771333 or visit [www.psbarndley.co.uk](http://www.psbarndley.co.uk)



## Area Map



## Energy Efficiency Graph

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

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