

From: [REDACTED]
Sent: 25 June 2019 15:40
To: [REDACTED]
Subject: [REDACTED]
Attachments: image007.png; image002.png; image004.png; image006.png

Hi [REDACTED]

Thank you for your email, I hope the following helps re the sequential testing:

The following town centre units are currently available re leisure or alternative uses:

There is nothing in and around the 7,000 sqft unit mark that would accommodate a leisure or alternative use.

Closest comparable town centre units could be:

Former Salvation Army Citadel, Wellington Street, Barnsley, South Yorkshire, S70 1SS – 3,691 sqft
[https://propertytoolkit.agencypilot.com/\(S\(denxm2c5eo0pomh2a41sfwvz\)\)/PropertyDetails.aspx?siteid=34&pkey=34+1594](https://propertytoolkit.agencypilot.com/(S(denxm2c5eo0pomh2a41sfwvz))/PropertyDetails.aspx?siteid=34&pkey=34+1594)

Former Treadles Wine Bar, 9 Peel Parade, Barnsley, S70 2RN – 1,227 sqft
[https://propertytoolkit.agencypilot.com/\(S\(denxm2c5eo0pomh2a41sfwvz\)\)/PropertyDetails.aspx?siteid=34&pkey=34+1279](https://propertytoolkit.agencypilot.com/(S(denxm2c5eo0pomh2a41sfwvz))/PropertyDetails.aspx?siteid=34&pkey=34+1279)

29-31 New Street, Barnsley, S70 1RZ - 3,183 sqft
[https://propertytoolkit.agencypilot.com/\(S\(denxm2c5eo0pomh2a41sfwvz\)\)/PropertyDetails.aspx?siteid=34&pkey=34+312](https://propertytoolkit.agencypilot.com/(S(denxm2c5eo0pomh2a41sfwvz))/PropertyDetails.aspx?siteid=34&pkey=34+312)

2nd Floor, 20/22 May Day Green, Barnsley, S70 1SH – 2,484 sqft
[https://propertytoolkit.agencypilot.com/\(S\(denxm2c5eo0pomh2a41sfwvz\)\)/PropertyDetails.aspx?siteid=34&pkey=34+975](https://propertytoolkit.agencypilot.com/(S(denxm2c5eo0pomh2a41sfwvz))/PropertyDetails.aspx?siteid=34&pkey=34+975)

Wellington House, Market Street, Barnsley, South Yorkshire, S70 1SW – 3,000 sqft
[https://propertytoolkit.agencypilot.com/\(S\(denxm2c5eo0pomh2a41sfwvz\)\)/PropertyDetails.aspx?siteid=34&pkey=34+2680](https://propertytoolkit.agencypilot.com/(S(denxm2c5eo0pomh2a41sfwvz))/PropertyDetails.aspx?siteid=34&pkey=34+2680)

Yorkshire House, 18-30 Shambles Street, Barnsley, S70 2SW
[https://propertytoolkit.agencypilot.com/\(S\(denxm2c5eo0pomh2a41sfwvz\)\)/PropertyDetails.aspx?siteid=34&pkey=34+1266](https://propertytoolkit.agencypilot.com/(S(denxm2c5eo0pomh2a41sfwvz))/PropertyDetails.aspx?siteid=34&pkey=34+1266)

Church Street, Barnsley S70 From 300 - 3,229 sq. ft*
https://www.primelocation.com/to-rent/commercial/details/50360157?search_identifier=075c71181c0603ac2f7038ce7b105c43#cSbbXDXjGsQQEfeV.97

however all would be unsuitable given the structural layout of the units or the quality of the units, or indeed the designed size of the units which are all insufficient to meet the needs of the business.

No other urban principle town location sites that could also have been considered due mostly to the small nature of available units (under sub 2,000 sqft)

Rock House, Barnsley Road, Cudworth, Barnsley, S72 8LL – 10,000 sqft (freehold only)
<http://www.wilbys.net/property/details-3620>

Likewise there is also currently no other Grade A industrial accommodation sized between 5,000 – 7,000 sqft available in Barnsley. Other similar grade A industrial units are under offer.

I hope that this helps re the sequential testing to help indicate a distinct lack of Leisure and indeed grade A industrial accommodation within Barnsley and other limited options that are all insufficient to meet your requirements.

Please let me know if you require any additional information.

Regards

Paul Johnson

Key Account Manager
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www.enterprisingbarnsley.co.uk

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Hello Paul,

I work for FlyMe and I am currently putting together our planning proposal for Unit 7, Nexus @ Capital park. I understand you have had some correspondence Andy Hyde and James Hyde on the matter.

We are obviously keen to get the unit and bring our business to Barnsley so I want to best proposal I can put together. I am putting together a sequential analysis of other suitable town centre or just out of centre units but my search is coming back blank. Do you have a list of units that are available for leisure use in the town or alternatively any units that would either be suitable or unsuitable so I can show we have exhausted every avenue of other potential sites?

Kind regards,



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