

23a High Street, Wombwell, Barnsley S | **Leasehold £12,000 per annum**

TO LET

RETAIL SHOP & STORE

796 SqFt (73.95 SqM)

- Prime retail unit
- Prominent location on Wombwell High Street.
- Additional first floor storage
- Flexible lease terms available

Barnsdales
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DN1 2HJ

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Location

Wombwell is a busy and popular Barnsley suburb.

The premises occupy a prominent town centre building located on the prime retailing pitch within Wombwell.

Description

Retail lock up shop in the prime retailing pitch of Wombwell High Street.

Nearby occupiers include Co-Op Travel, Wilkinsons, Ladbrokes, Nat West, Barclays and Bet Fred.



Accommodation

Ground floor sales shop and first floor storage and WC.

Ground floor retail 717 sq ft (66 sq m)

First Floor Storage 79 sq ft (7 sq m)

Total 796 SqFt (73.95 SqM)

Services

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

Rating

The adopted rateable value in the 2010 list is £9,800. This information was obtained from an inspection of the Valuation Office Agency website.

Availability

Leasehold £12,000 per annum

Flexible lease terms available.

SUBJECT TO CONTRACT

Legal Costs

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

Inspections

Viewings are strictly by prior appointment with the agent:

Mr Jason Barnsdale
Barnsdales - Chartered Surveyors
Tel: 01302 308 174
jason@barnsdales.co.uk

For details of further properties www.barnsdales.co.uk

Value Added Tax (VAT)

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

Energy Performance Certificate (EPC)

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information.

Anti-Money Laundering Legislation

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photo-card driving licence or passport and recent utility bill.

Commercial Lease Code

The Code of Practice on Commercial Leases in England and Wales recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available from Barnsdales.

Our Services

- Commercial Property Sales, Lettings & Acquisitions
- Investment Sales & Acquisitions
- Commercial Property Management
- Valuations & Surveys for all purposes
- Service Charge Management
- Development Consultancy & Planning Advice
- Residential Sales, Lettings & Management
- Schedules of Dilapidations & Condition
- Landlord & Tenant Advice - Rent Reviews, Lease Renewals & Rating Advice

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