

TO LET

THE FORMER WOMBWELL LANE SERVICE STATION, WOMBWELL LANE, BARNSLEY, S73 8EP

- **1782 sq. (165.61 sq.m.)**
- **Showroom and forecourt premises, plus storage and WC**
- **Modern single storey showroom in excellent position**
- **Large canopied forecourt providing off road parking**
- **Prominently positioned fronting the busy A633 Barnsley to Wombwell Road, opposite 'ATS'**
- **2 miles east of Barnsley Town Centre**
- **EPC Rating : 'F'**

TERMS ON APPLICATION

C2444

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6A Eastgate, Barnsley, South Yorkshire, S70 2EP
www.wilbys.net

ACCOMMODATION

SHOWROOM 44'7" x 32'4"
1441 sq.ft. (133.92 sq.m.)

FRONT OFFICE 8'8' x 13'8"
111 sq.ft. (10.32 sq.m.)

STORE 7'10" x 18'5"
144 sq.ft. (13.38 sq.m.)

STAFF/STORE 6' x 7'9"
46 sq.ft. (4.28 sq.m.)

KITCHEN 7'5" x 7'9"
57 sq.ft. (5.30 sq.m.)

LADIES AND GENTS TOILETS

EXTERNAL STORE 29'4" x 14'8"
435 sq.ft. (40.43 sq.m.)

FORMER PETROL FORECOURT with canopy

SERVICES

Mains water, drainage and electricity are connected.

BUSINESS RATES

Rateable Value : £7,800
Rates payable : £3,673.80 per annum, approx. (see important notice section below)
Uniform Business Rates 2014/2015: 47.1p in the £

This property may benefit from Small Business Rate Relief. Interested parties are requested to make their own enquiries via the Business Rates Section at Barnsley MBC (Tel: 01226 774765).

DEMOGRAPHIC/ TRAFFIC FLOW

Demographic and traffic flow data for the site are available on request.

LEASE TERMS

The property is offered to let on a minimum three year term on an effective full repairing and insuring basis.

RENTAL

TERMS ON APPLICATION.

VAT

The rental quoted above is exclusive of VAT which is payable in addition to the rental.

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs in the transaction.

VIEWING

By prior appointment with Wilbys

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website **www.wilbys.net**

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.

3. All measurements, areas and distances quoted are approximate only.

4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small rate relief.