

23 High Street, Wombwell, Barnsley S73 8HB | **Leasehold £30,000 per annum**

TO LET

RETAIL PREMSIES WITH FIRST FLOOR

4,574 SqFt (424.92 SqM)

- Prime and prominent retail unit
- Nearby occupiers include: Co-Op Travel, Wilkinsons, Ladbrokes, Nat West, Barclays and Bet Fred.
- First Floor could be used for retailing.
- Rear/side loading and access

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RICS ARLA Association of Residential Letting Agents ALLIED SURVEYORS BSI

Location

The unit is located on the High Street in Wombwell town centre a popular suburb of Barnsley, South Yorkshire.

Description

Prime High Street retail unit, nearby occupiers include; Co-Op Travel, Wilkinsons, Ladbrokes, Nat West, Barclays and Bet Fred.

Accommodation

The accommodation provided includes a ground floor sales shop, with small office. The first floor provides additional sales or storage space, small store and WC.

Ground Floor sales area: 2,034 sq ft (189 sq m)

First Floor: 2,540 sq ft (236 sq m)

Total 4,574 SqFt (424.92 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 £28,000.

This information was obtained from an inspection of the Valuation Office Agency website.

Availability

A new full repairing and insuring lease is to be granted the precise terms are to be agreed, we are instructed to obtain a rent of £30,000 per annum

SUBJECT TO CONTRACT

Legal Costs

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

Ground Floor Sales Area



First Floor Sales/Storage Area



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
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