



**TO LET**

**STORAGE AND OFFICE UNITS**

**Up to 1,897 SQ.FT. (176.25 Sq. M.)**

**261 PARK ROAD, BARNSELEY, S70 1QN**

- **Flexible leasing options**
- **Suitable for various uses subject to planning**
- **Well positioned on Park Road within Barnsley**

**LEASEHOLD from £50 per week, exclusive, subject to contract**

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

The property forms a detached stone and brick built mixed-use premises offering office and storage units.

The property has the benefit of car parking and circulation space, along with a CCTV monitoring system.

The property is suitable for numerous uses, subject to planning.

## **ACCOMMODATION**

The office and storage units are of varying sizes. Further information available upon request.

## **SERVICES**

Mains water, drainage, and electric are connected.

## **BUSINESS RATES**

Any interested party should make enquiries directly with Barnsley Metropolitan Borough Council business rates team.

## **TENURE**

LEASEHOLD

## **RENT**

From £50 per week, exclusive.

## **VAT STATUS**

All prices are exclusive of VAT, if applicable.

## **LEGAL COSTS**

Each party is to bear their own legal costs in the transaction

## **PLANNING**

Any interested party should make enquiries directly with Barnsley Metropolitan Borough Council.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has the benefit of two Energy Performance Certificates with ratings of C74 & E106.

## **VIEWING**

Strictly by prior appointment with Wilbys.

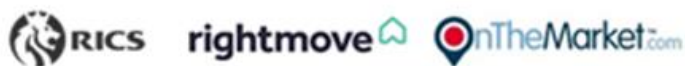
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## **IMPORTANT NOTICE**

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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.
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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 business rate relief.

Ref. No. C2910



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