



TO LET

YARD

**YARD AT VALLEY ROAD INDUSTRIAL ESTATE, VALLEY ROAD, WOMBWELL,
BARNSELY, SOUTH YORKSHIRE, S73 0BS**

- **Secure commercial yard**
- **Suitable for storage or business operations**
- **Good local highway connections**

**RENTAL £850 per calendar month, exclusive of business rates and
VAT**

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

A secure commercial yard, with a full concrete standing.

The yard benefits from a secure brick boundary wall, with security gates.

ACCOMMODATION

The yard extends to an area of 3174 sq. ft (295 sq. metres) and is summarised as follows:

Front forecourt	183 sq ft (17 sq. m)
Main enclosed compound/yard	2993 sq.ft (278 sq m)

SERVICES

No services are connected, other than a surface water drain.

BUSINESS RATES

Uniform Business Rate 2025/2026: 49.9p in the £

Rateable Value: £3,950.00

Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

TENURE

LEASEHOLD

Full vacant possession available on completion

LEASE TERMS

The property is offered by way of a full repairing and insuring lease.

RENTAL

£850 per calendar month, exclusive

Exclusive of Business Rates and VAT (If Applicable)

VAT STATUS

The property is not VAT elected.

LEGAL COSTS

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

PLANNING

The unit has the benefit of planning permission for B8.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

VIEWING

Strictly 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.
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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 business rate relief.

Ref. No. C2932



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