



FOR SALE

RETAIL/SHOWROOM UNIT

2,986 SQ. FT. (277.41 SQ. M.)

53/55 HIGH STREET, BEIGHTON, SHEFFIELD, SOUTH YORKSHIRE, S20 1EE

- **Prominent position on High Street within the village of Beighton**
- **Suitable for various uses, subject to planning**
- **To be sold with the benefit of vacant possession**

PRICE £250,000 subject to contract



DESCRIPTION

Refurbished to a high standard the unit, a retail/showroom premises, provides flexible accommodation over ground floor level, with the benefit of a small office/counter and W/C with shower.

To the first floor is a kitchen and storage accommodation.

The first floor is suitable for residential conversion subject to planning permission.

Externally the property benefits from a small front forecourt, suitable for parking circa 3 cars.

ACCOMMODATION

Floor	Description	Area Sq. Ft.
Ground	Retail/Showroom	2,141
First	Kitchen and Storage	845
		Total = 2,986 Sq. Ft

SERVICES

Mains water, drainage, gas and electricity are all connected.

BUSINESS RATES

Rateable Value: £13,750.00

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

Under current legislation, properties with rateable values less than £12,000 are exempt from business rates. This is subject to review by the Local Authority on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

PRICE

£250,000.00 exclusive, subject to contract

VAT STATUS

The property is not VAT elected.

LEGAL COSTS

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

PLANNING

Any use within Class E of the Town and Country Planning (Use Classes) order 1987 (as amended).

ENERGY PERFORMANCE CERTIFICATE

39 B (expiring the 17th of March 2029)

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. C2929



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