



## **FOR SALE**

### **RETAIL PREMISES**

**857 SQ. FT. (79.61 SQ. M.)**

**29 Market Street, Barnsley, S70 1SN**

- **Ground floor retail and first floor accommodation**
- **Town centre position**
- **EPC Rating E**

**FREEHOLD offers over £99,999 subject to contract**

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

The property is an attached two storey stone built retail unit, situated within Barnsley town centre. The premises consists of ground floor retail accommodation and benefits from first floor storage space.

## **ACCOMMODATION**

Ground Floor	396 sq. ft.
First Floor	461 sq. ft.
Total	857 sq. ft.

## **OUTSIDE**

There is a rear yard to the premises.

## **SERVICES**

Electricity and water are connected.

## **BUSINESS RATES**

Rateable Value: £7,200

Uniform Business Rate 2024/25: 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.

## **TENURE**

FREEHOLD

## **PRICE**

**Offers over £99,999** Subject to contract

## **VAT STATUS**

The property is not VAT elected.

## **LEGAL COSTS**

The ingoing tenant is to bear the Landlords legal costs in the transaction

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Certificate with a rating of: **E**

## **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](http://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. C2761



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