



TO LET (Following Refurbishment)

RETAIL UNIT

830 sq. ft. (77.13 sq. m.)

Potential to increase to 920 sq. ft. (85.60 sq. m.)

18 BARNSELY ROAD, SOUTH ELMSALL, PONTEFRACT, WF9 2SE

- **Ground floor double unit with optional first and second floor space**
- **Prominently located within South Elmsall Town Centre which includes a good mix of local regional and national traders**
- **Nearby traders include Bargain Booze, Greggs, Savers Health and Beauty, Home Bargains, Specsavers, Heron Foods, Fulton Foods, The Original Factory Shop, Yorkshire Building Society, Boots, Betfred and William Hill**

RENTAL £17,500 per annum, exclusive of business rates

WILBYS

CHARTERED SURVEYORS

LOCATION

South Elmsall is a market town situated approximately 12 miles due south of Wakefield and 9 miles due north of Doncaster. The property occupies a prominent position within South Elmsall Centre close to the market and public car park. The South Elmsall market is held on Tuesdays, Fridays and Saturdays.

DESCRIPTION

A ground floor retail unit considered suitable for a variety of a variety of uses subject to any necessary planning consents.

Optional space suitable for storage or office use is available at first and second floor levels. Further details on request.

REFURBISHMENT PROPOSALS

Prior to letting, the shop will be refurbished to include a new shop front and electric security shutter to the front elevation, together with a general internal upgrade.

ACCOMMODATION

The ground floor accommodation comprises:-

Net internal width	32ft 2in	(max)
Net internal depth	28ft 3in	(max)
Net sales area	830 sq. ft	(77.13 sq. m)
Rear sales/Office	91 sq. ft	(8.46 sq. m)

Rear office/staff/store 18 ft by 7 ft 8 in

Toilet with low level w/c and wash hand basin

Rear entrance lobby

SERVICES

All mains services connected.

A gas fired central heating system is installed.

BUSINESS RATES

Rateable Value: £9,600

Uniform Business Rate 2020/2021: 49.9p in the £

Under current legislation, up to the 31st March 2020, 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.

PLANNING

The property has the benefit of an existing A2 (Financial Services) planning consent, but is considered suitable for retail use, subject to the granting of any necessary planning consent.

LEASE TERMS

The property is offered for a term to be negotiated on a full repairing and insuring basis.

RENTAL

£17,500 per annum, exclusive of Business Rates, payable monthly in advance by standing order.

Rental details for the optional accommodation at first and second floor level are available on request.

RENTAL BOND

A rental bond equivalent to 1 months rental is payable on completion of the lease.

SERVICE CHARGE

Not applicable

VAT STATUS

Not Applicable.

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 D83.

VIEWING

Strictly by prior appointment with Wilbys.

ESTATE AGENTS ACT 1979

In accordance with the provisions of Section 21 of the Estate Agents Act 1979, notice is hereby given that the Directors of Wilbys are also Directors of the landlord company which owns the freehold interest in the property.

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.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
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.



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