



(Photograph above shows the whole of 45 High Street.  
Property offered is 1st & 2nd floor accommodation)

## **TO LET**

### **FIRST AND SECOND FLOOR OFFICES - 979 sq.ft. (90.98 sq.m.) 45 HIGH STREET, WOMBWELL, BARNSELEY, S73 8HN**

- Suite of 5 rooms
- Prominent corner position within Wombwell Town Centre
- Free public car parks serving the Town Centre, all readily accessible
- Potential for 100% Small Business Rate Relief to qualifying occupiers
- Nearby Traders include, Betfred, William Hill, Wilko, Poundland, Fultons, Greggs and Bargain Booze
- EPC Rating E

**RENTAL £5,200 per annum, exclusive of business rates**



## **ACCOMMODATION**

### **FIRST FLOOR**

LANDING

FRONT OFFICE 16'10" x 14'2" (av)

FRONT OFFICE 10'5" x 17'5"

STORE ROOM 6'3" x 6'

INNER LOBBY

REAR OFFICE 12'11" x 13'1" 1"

KITCHEN/LOBBY

LADIES TOILET

GENTS TOILET

### **SECOND FLOOR**

OFFICE 10' x 13'11"

OFFICE 20'5" (max) x 11'7" (av)

## **SERVICES**

Mains water, drainage and electricity are connected.

## **BUSINESS RATES**

Rateable Value: £5,700

Uniform Business Rate 2022/2023: 49.9p in the £

Under current legislation, up to the 31<sup>st</sup> March 2023, properties with rateable values less than £12,000 are exempt from business rates. This is subject to review by the Authorities on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rate Department.

## **LEASE TERMS.**

A lease is available for a minimum 3 year term with the tenant being responsible for internal repairs and a contribution towards annual building insurance premium.

The rental is **£5,200 per annum**, exclusive of business rates, payable monthly in advance by standing order, and subject to upward only review at three yearly interval, if applicable.

## **RENTAL BOND**

Tenants to pay a rental bond equivalent to £1,000.00.

## **SERVICE CHARGE**

A service charge is payable to cover a proportionate cost of the annual Building Insurance Premium.

## **VAT STATUS**

The rental is not subject to VAT

## **LEGAL COSTS**

The ingoing tenants are to bear the landlord's reasonable legal costs in the transaction.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Certificate with a rating of E106

## **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.

## **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](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.
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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