



## **TO LET**

### **RETAIL SHOP WITH RESIDENTIAL ACCOMMODATION**

**95 HIGHAM COMMON ROAD, BARUGH GREEN, BARNESLEY,  
S75 1NW**

- **Retail shop with residential accommodation**
- **Suitable for various uses, subject to planning**
- **Prominent position**

**LEASEHOLD £8,400 per annum, exclusive, subject to contract**

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

The property forms a ground floor retail shop with residential accommodation on first floor level, being one bedroom, living/kitchen and bathroom.

The property is an end terrace shop, of brick construction under a pitched roof.

The property benefits from a rear garden.

## **ACCOMMODATION**

The retail shop provides an Net Internal Area (NIA) of 350 sq.ft (35.52 sq.m.).

## **SERVICES**

All mains' services are connected to the property.

## **BUSINESS RATES**

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

Under current legislation, up to the 31<sup>st</sup> March 2019, 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.

Shop and premises  
Rateable Value: £2,375

## **RENT**

£8,400 per annum, exclusive

## **TENURE**

LEASEHOLD

## **VAT STATUS**

Unless otherwise stated all prices/rents quoted are exclusive of VAT.

## **LEGAL COSTS**

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

## **PLANNING**

C – residential  
E - retail

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Certificate TBC.

## **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.

Ref. No. C2860



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