



FOR SALE

FOMRER SURGERY PREMISES

2,308 SQ. FT. (214.4 SQ. M.)

53 HIGH STREET, GRIMETHORPE, BARNESLEY, S72 7BB

- **Former surgery premises**
- **Suitable for alternative uses subject to planning**
- **Situated in a prominent position on High Street within Grimethorpe**

OFFERS IN THE REGION OF £195,000 subject to contract

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

The property forms a detached brick built former surgery premises, situated with Grimethorpe.

The property offers flexible consultation and office accommodation, and is suitable for alternative uses, subject to planning.

ACCOMMODATION

The accommodation within the premises is set out over ground and first floor levels.

The total NIA (Net Internal Area) is 2,308 sq. ft. (214.4 sq. m.). These figures have been taken from gov.uk website.

SERVICES

All mains services are connected to the property.

BUSINESS RATES

Rateable Value: £14,250.00

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

Under current legislation, up to the 31st 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.

TENURE

FREEHOLD

Full vacant possession available on completion

PRICE

£195,000 Subject to contract

VAT STATUS

VAT is not applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs in the transaction

PLANNING

The property has the benefit of D1 (Non-residential Institutions) planning permission.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating TBC.

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

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. C2820



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