



## **FOR SALE**

### **THREE STORAGE PODS**

**77 SQ. FT. (7.15 SQ. M.) EACH**

**STORE POD TD035, TD036, TD075, UNIT 4A, ASHROYD BUSINESS PARK, BARNSELY, S74 9SB**

- **Three storage pods located within Unit 4A (storefirst.com), Ashroyd Business Park**
- **24-hour roller shutter and lift access**
- **Wi-Fi connection on site**

**FREEHOLD £6,000.00 subject to contract, plus VAT**



## **DESCRIPTION**

The property comprises three storage pods located within Unit 4A, Ashroyd Business Park.

The units benefits from 24-hour roller shutter and lift access as well as access to boardrooms, communal areas and W/C facilities.

There is also WI-FI connection on site.

## **ACCOMMODATION**

Total Floor area: 77 SQ.FT. (7.15 SQ. M.) per pod

## **SERVICES**

All mains services are connected to Unit 4A, Ashroyd Business Park however, these cannot be accessed directly via Store Pod TA037.

## **BUSINESS RATES**

TD035 Rateable Value: £167.00

TD036 Rateable Value: £167.00

TD075 Rateable Value: £167.00

Uniform Business Rate 2021/22: 49.1 in the £

Under current legislation, up to the 31<sup>st</sup> March 2022, 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**

LONG LEASEHOLD

## **TENANCY INFORMATION**

Information available upon request.

## **PRICE**

£6,000.00 Subject to contract, plus VAT

## **VAT STATUS**

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

## **LEGAL COSTS**

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

## **PLANNING**

B8 (Storage or Distribution)

## **ENERGY PERFORMANCE CERTIFICATE**

The storage pods are situated within Unit 4A, Ashroyd Business Park which has an EPC rating of: D (81)

## **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.

Ref. No. C2837



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