



TO LET

RETAIL UNIT

447 SQ. FT. (41.5 SQ. M.)

29 CHAPEL AVENUE, BRAMPTON, S73 0XH

- Retail unit with A5 planning consent
- Potential for 100% Small Business Rate Relief to qualifying occupiers
- Situated on Chapel Avenue off the B6089 within Brampton
- Fully fitted fish and chip shop

RENTAL £7,280 per annum, exclusive of business rates and VAT



DESCRIPTION

A fully fitted ground floor fish and chip shop.

ACCOMMODATION

The ground floor shop, consists of a sales area, kitchen, peeling room and storage with an area of 447 sq.ft. (41.5 sq.m.) (measurements taken from www.gov.uk).

SERVICES

All mains services are connected to the property.

BUSINESS RATES

Rateable Value: £2,900

Uniform Business Rate 2019/2020: 49.1/50.4p 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.

TENURE

LEASEHOLD

Full vacant possession available on completion

LEASE TERMS

The property is offered for a term to be negotiated on a full repairing and insuring basis at a rental of **£7,280 per annum**, exclusive of business rates and VAT, payable monthly in advance by standing order.

RENTAL

£7,280 per annum exclusive of Business Rates and VAT (If Applicable)

RENTAL BOND

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

SERVICE CHARGE

Not applicable

VAT STATUS

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

LEGAL COSTS

The incoming tenant is to bear the Landlords legal costs in the transaction

CONTRACTED OPENING HOURS

Within the lease, the premises is to have a minimum contracted opening hours of 11am to 9pm seven days a week.

PLANNING

The premises has the benefit of A5 (Hot Food Takeaways) planning consent.

ENERGY PERFORMANCE CERTIFICATE

The property has Energy Performance Certificate with ratings of:-

Ground Floor Shop (29) C

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. C2 2019 2/2



Wilbys Chartered Surveyors
6A Eastgate, Barnsley S70 2EP
Tel: 01226 299221 | Fax: 01226 732700
Email: contact@wilbys.net
Website: www.wilbys.net