



## **TO LET**

### **CAR WASH SITE**

### **ALDHAM BRIDGE TRADING CENTRE, WOMBWELL LANE, BARNSELY, S73 8EP**

- **Car wash site holding a prominent position on Wombwell Lane**
- **Water and electric connected to the site**
- **Suitable for various uses subject to planning**

**LEASEHOLD £24,000 per annum, exclusive, subject to contract**

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

The car wash site on Aldham Bridge Trading Centre holds a prominent position on Wombwell Lane.

The site forms a concrete surfaced forecourt, with small steel framed canopy along with a shipping container office.

The premises lends itself to various uses (subject to planning), and provides any business with a highly visible site.

## **ACCOMMODATION**

The property provides a shipping container office with facilities.

## **SERVICES**

Electric and water are connected to the property.

## **BUSINESS RATES**

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

Under current legislation, properties with rateable values less than £12,000 are exempt from business rates with relief available between £12,000 and £15,000.

Hand car wash and premises  
Rateable Value: £11,000

## **RENT**

£24,000 per annum, exclusive

## **TENURE**

LEASEHOLD

## **VAT STATUS**

VAT is not payable

## **LEGAL COSTS**

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

## **PLANNING**

All interested parties should make their own enquiries with BMBC's planning department.

## **ENERGY PERFORMANCE CERTIFICATE**

Not applicable

## **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**

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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. C2867