



TO LET

RETAIL UNIT

1,245 SQ.FT (115.67 SQ.M.)

232 BARNSELY ROAD, CUDWORTH, BARNSELY, S72 8UH

- **Well-presented Retail Unit Suitable for a variety of Trades**
- **A prominent position fronts the main A628**
- **First and second floor storage/office accommodation included**
- **Potential for 100% Small Business Rate Relief to qualifying occupiers**

RENTAL £8,000 per annum, exclusive of business rates and VAT

DESCRIPTION

The property is a retail unit on Cudworths shopping high-street and is appropriate for a number of uses subject to planning, it has two upper floors and a main retail area on the ground floor of the property.

The property is situated on Barnsley Road (A628) in the centre of Cudworth. Cudworth is approximately 3.5 miles north-east of Barnsley transport interchange.

ACCOMMODATION

GROUND FLOOR

RETAIL AND STORE – 414 SQ.FT

FIRST FLOOR

STORAGE, OFFICE AND TOILET – 619 SQ.FT

SECOND FLOOR

STORAGE – 212 SQ.FT

TOTAL

1,245 SQ.FT (115.67 SQ.M.)

SERVICES

Mains water, Drainage and electricity are connected.

BUSINESS RATES

Uniform Business Rate 2022/2023: 50.4p/49.1p 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.

Rateable Value: £6,200

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 **£8,000 per annum**, exclusive of business rates and VAT, payable monthly in advance by standing order.

RENTAL

£8,000 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 ingoing tenant is to bear the Landlords legal costs in the transaction

PLANNING

Planning use class E – retail

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating to be confirmed.

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.

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