



## **TO LET**

### **RETAIL UNIT**

**135 SQ. FT. (12.54 SQ.M.)**

**28 Dodworth Road, Barnsley, S70 6DW**

- **Unique single storey retail unit**
- **Potential for 100% Small Business Rate Relief to qualifying occupiers**
- **Main road position fronting A628 leading to M1 Motorway (J37)**
- **Within walking distance of Barnsley Town Centre**

**RENTAL £3,840 per annum, exclusive of business rates**

## **DESCRIPTION**

This detached property comprises a single storey shop unit with uPVC double glazed front elevation windows with electric roller shutter door security.

## **ACCOMMODATION**

The property comprises ground floor space with a w/c to the rear of the property.

TOTAL NET SALES AREA 135 sq. ft. (12.54 sq. m)

## **SERVICES**

Mains water and electric are connected to the property

## **BUSINESS RATES**

Rateable Value: £1,575

Uniform Business Rate 2019/2020: 49.9p in the £

Under current legislation, 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 **£3,840 per annum**, exclusive of business rates (if applicable) and VAT, payable monthly in advance by standing order.

## **RENTAL BOND**

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

## **SERVICE CHARGE**

Not applicable

## **VAT STATUS**

Not applicable

## **LEGAL COSTS**

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

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate is not required for this property due to it being below 500 square feet in size.

## **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. C2 2/2



Wilbys Chartered Surveyors  
6A Eastgate, Barnsley S70 2EP  
Tel: 01226 299221 | Fax: 01226 732700  
Email: [contact@wilbys.net](mailto:contact@wilbys.net)  
Website: [www.wilbys.net](http://www.wilbys.net)