



TO LET

TRADE COUNTER UNIT

3864 SQ. FT. (358 SQ. M.)

Former Speedy Hire Premises, Wakefield Road, Barnsley, S71 1NG

- **Trade counter premises**
- **prominent position on Wakefield Road near A61**
- **Potential for 100% Small Business Rate Relief to qualifying occupiers**
- **Suitable for various uses, subject to planning**
- **Other traders in the area include Ford, Johnstone's, Topps Tiles, Hss Hire**

RENTAL £25,000 per annum, exclusive of business rates

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

The unit is a brick-built retail/trade counter premises, providing open storage accommodation, a showroom area and office space. Car parking space is available at the front of the property, while the unit also benefits from a rear yard.

The retail/trade counter unit site holds a prominent position on Wakefield Road. With neighbouring traders including Ford, Johnstone's, Topps Tiles, Hss Hire.

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

ACCOMMODATION

Floor	Description	Area Sq. Ft.
Ground	Showroom/Office	1482
Ground	Storage	1010
Ground	External storage	714
Outside	Useable external space	658
		Total = 3864 Sq. Ft

SERVICES

Mains water, drainage and electricity are all connected.

BUSINESS RATES

Rateable Value: £8,900

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. 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.

LEASE TERMS

The property is offered for a term to be negotiated on a full repairing and insuring basis at a rental of **£25,000 per annum**, exclusive of business rates and VAT, payable monthly in advance by standing order.

RENTAL BOND

A rental bond equivalent to 1 month's rental is payable on completion of the lease.

SERVICE CHARGE

Not applicable

VAT STATUS

The property is VAT elected. VAT is therefore chargeable on the Rent.

LEGAL COSTS

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

PLANNING

Use class E.

The local authority is in the process of acquiring a small area of the frontage of the property, due to a road widening scheme.

ENERGY PERFORMANCE CERTIFICATE

This property currently does not have an energy performance certificate.

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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