



## **TO LET**

### **RETAIL UNIT**

**821 SQ. FT (76.27 SQ.M.)**

**262 BARNSLEY ROAD, CUDWORTH, BARNSLEY, S72 8UX**

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

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

**WILBYS**

CHARTERED SURVEYORS

## **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 one upper floor suitable for storage space 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, KITCHEN AND TOILET – 457 SQ. FT

### **FIRST FLOOR**

STORAGE – 364 SQ. FT

### **TOTAL**

821 SQ. FT (76.27 SQ.M.)

## **SERVICES**

Mains water, Drainage and electricity are connected.

## **BUSINESS RATES**

Uniform Business Rate 2023/2024: 51.2p/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.

Rateable Value: £3,300

## **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](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 2023 2/2



6A Eastgate, Barnsley S70 2EP

Tel: 01226 299221

Email: [contact@wilbys.net](mailto:contact@wilbys.net)