



TO LET

OFFICE/RETAIL PREMISES

23a STATION ROAD, CHAPELTOWN, SHEFFIELD, S35 2XE

- **A well-positioned detached office building over 4 levels**
- **784 Sq.Ft (72.83 Sq.M) plus cellar storage**
- **Positioned in an established commercial location within walking distance of Chapeltown's main run**
- **Generous car park to the rear**

RENTAL £10,000 per annum, exclusive of business rates and VAT



DESCRIPTION

The premises are prominently located in the busy suburb of Chapeltown, some 7 miles to the north of Sheffield City Centre,

This is a well-established shopping parade with a variety of retailers including Premier convenience store, Come A Casa, Pizza Hut, Subway, Hays Travel and John Crawshaw Butchers. There are several bus routes serving the area with a stop directly outside the parade and to the rear is a substantial customer car park.

The premises comprises a three floors of retail/office space in which is featured a kitchen, storage space in the basement and WC to the rear.

There is car parking available to the rear and the opportunity to have prominent signage on the return frontage.

ACCOMMODATION

Ground Floor Space – 365 Sq. Ft

First Floor Space – 251 Sq. Ft

Second Floor Space – 168 Sq. Ft

Total – 784 Sq. Ft

SERVICES

All mains' services 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: £4,050

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 **£10,000 per annum**, exclusive of business rates and VAT, payable monthly in advance by standing order.

RENTAL

£10,000 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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating TBC.

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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