



TO LET/FOR SALE

- **FORMER DAY NUSERY**
- **1,451 SQ. FT. (135 sq. m.) ON A SITE OF 0.30 ACRES (0.12 Hectares)**
- **THE FORMER HIGH ACRES DAY NUSERY,
R/O 252 SHEFFIELD ROAD, BIRDWELL, BARNSELEY, S70 5TF**
- **TYPE Detached single storey unit in generous grounds**
- **17 Space Car Park**
- **Suit variety of uses subject to planning consent**
- **Well positioned just off main A61 Barnsley to Sheffield Road**
- **Close to M1 Motorway at Junction 36.**
- **Potential for 100% Small Business Rate Relief to qualifying occupiers**

FREEHOLD £250,000 subject to contract
RENTAL £12,500 per annum, exclusive of VAT

DESCRIPTION

The property comprises of a single storey day nursery, the detached building is constructed with timber cladding and surmounted by a low-pitched roof covered with mineral felt. The premises occupy a large site extending to 0.12 ha (0.3 acres) with predominantly lawned landscaped areas and a Tarmacadamed car park, with a provision of 17 car parking spaces.

ACCOMMODATION

The accommodation is arranged in a series of offices, former class rooms, staff kitchen and storage rooms.

SERVICES

Mains water, drainage, electricity and gas are connected. A gas fired central heating system to radiators is installed.

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: £15,250

TENURE

FREEHOLD/LEASEHOLD considered

Full vacant possession available on completion

PRICE

£250,000 Subject to contract

LEASE TERMS

The property is offered for a term to be negotiated on a full repairing and insuring basis at a rental of **£12,500 per annum**, exclusive of VAT, payable monthly in advance by standing order.

RENTAL

£12,500 per annum exclusive of 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 COST

Each party is responsible for their own legal costs associated to the transaction.

PLANNING

Prospective tenants are requested to make their own enquiries via the planning office at Barnsley Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating of E (110)

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

DIRECTIONS

Travelling from Junction 36 M1 Motorway the property is on the left hand side, just off the Main Barnsley to Sheffield A61 Sheffield Road, being to the rear of No. 252.

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.

Ref. No. S1 2019



6A Eastgate, Barnsley S70 2EP
Tel: 01226 299221
Email: contact@wilbys.net