



TO LET

FIRST FLOOR TOWN CENTRE BUSINESS SUITE

321 Sq.Ft. (29.83 Sq.M.)

17 Grahams Orchard, Barnsley, S70 2ST

- **Well-proportioned Town Centre business unit**
- **Currently partitioned into several rooms with splitting of the units considered**
- **Suitable for a variety of different trades**
- **Located in a good position in the heart of Barnsley Town Centre**
- **Potential for 100% Small Business Rate Relief to qualifying occupiers**

RENTAL £3,600 per annum, exclusive of business rates and VAT



DESCRIPTION

A well-proportioned first floor business suite, currently split into several rooms, formerly used as a beauty salon, but suitable for a variety of different trades, found in a fantastic position in the middle of Barnsley Town Centre.

ACCOMMODATION

Entrance Lobby	9' x 4'
Reception/Office	16'8" x 8'4"
Private Office	12'5" (max.) x 9' (max.)
Store/Kitchen	7'6" x 7'
Shared WC and wash hand basin	

SERVICES

We have been advised that mains electricity and water are connected to the office, with mains drainage connected to the shared WC and wash hand basin facility

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: £6,400

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 **£3,600 per annum**, exclusive of business rates and VAT, payable monthly in advance by standing order.

RENTAL

£3,600 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.

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.

SERVICE CHARGE

There is no service charge payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating of E.

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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