



## **TO LET**

### **RETAIL/OFFICE UNIT**

**2,120 SQ. FT. (196.98 SQ. M.)**

**UNIT 8 ROCKLEY ABBEY FARM, ROCKLEY LANE, WORSBROUGH, S75 3DS**

- **Retail/office unit**
- **Potential for 100% Small Business Rate Relief to qualifying occupiers**
- **The property is located on Rockley Abbey Farm, within close proximity of Birdwell and junction 36 of the M1 motorway**
- **EPC Rating E**

**RENTAL £8,500 per annum, exclusive of business rates and VAT**

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

The property a former stone agricultural building, has been converted to provide retail/office accommodation, with an adjoining warehouse store. The unit offers flexible space, and is suitable for various uses subject to planning.

## **ACCOMMODATION**

Ground floor office – 1,037 Sq. Ft (93.36 Sq. M)

First floor office – 1,117 Sq. Ft (103.84 Sq. M)

W/C

Boiler room

## **SERVICES**

Mains electric, water and drainage.

## **BUSINESS RATES**

Uniform Business Rate 2022/2023: 51.2p/49.9p in the £

Under current legislation, up to the 31<sup>st</sup> March 2019, 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: N/a

This property is awaiting a rateable value

## **TENURE**

LEASEHOLD

Full vacant possession available on completion

## **RENTAL**

**£8,500 per annum** exclusive of Business Rates and VAT (If Applicable)

## **RENTAL BOND**

A rental bond is to be agreed and 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**

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

## **PLANNING**

The property has the benefit of planning for retail/office and warehouse use. All interested parties should make their own enquiries with BMBC's planning department.

## **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](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. C2880



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