



TO LET

RETAIL UNIT with upper sales & storage

628 sq ft (58.36 sq m)

plus first floor 1,281 sq ft (119.05 sq m)

13 NEW STREET, BARNSELY, S70 1RX

- **Good sized unit with flexible retail and/or storage space at first floor level**
- **Town centre location opposite Alhambra shopping centre**
- **EPC Rating E110**

RENTAL £ 11,400 per annum

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

A ground floor shop unit with generous first floor sales and storage, occupying a prominent position within Barnsley Town centre opposite the Alhambra shopping centre

ACCOMMODATION

Ground

RETAIL AREA 628 sq ft 58.36 sq m

First Floor (above nos. 11 & 13)

Front RETAIL 553 sq ft 51.39 sq m

Rear Store/Staff 728 sq ft 67.66 sq m

Kitchenette

Toilet

BUSINESS RATES

Rateable Value: £10,750

Uniform Business Rate 2023/2024: 49.9p in the £

LEASE TERMS

The property is offered for a term to be negotiated on a full repairing and insuring basis.

RENTAL

£11,400 per annum exclusive of Business Rates and VAT (If Applicable) payable monthly in advance by standing order

RENTAL BOND

A rental bond equivalent to 1 months rental is payable on completion of the lease.

SERVICE CHARGE

Not applicable

VAT STATUS

The property is VAT elected. VAT is therefore chargeable on the sale price.

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 of E110.

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.

Ref. No. C2 2023 2/2



6A Eastgate, Barnsley S70 2EP

Tel: 01226 299221

Email: contact@wilbys.net