



FOR LET

RETAIL PREMISES

857 SQ. FT. (79.61 SQ. M.)

29 Market Street, Barnsley, S70 1SN

- **Ground floor retail and first floor accommodation**
- **Town centre position**
- **EPC Rating E**

£10,000 Per Annum subject to contract, plus VAT

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

The property is an attached two storey stone built retail unit, situated within Barnsley town centre. The premises consists of ground floor retail accommodation and benefits from first floor storage space.

ACCOMMODATION

Ground Floor	396 sq. ft.
First Floor	461 sq. ft.
Total	857 sq. ft.

OUTSIDE

There is a rear yard to the premises.

SERVICES

Electricity and water are connected.

BUSINESS RATES

Rateable Value: £7,200

Uniform Business Rate 2021/22: 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.

TENURE

LEASEHOLD

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, 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: **E**

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. C2761



Wilbys Chartered Surveyors
6A Eastgate, Barnsley S70 2EP
Tel: 01226 299221 | Fax: 01226 732700
Email: contact@wilbys.net
Website: www.wilbys.net