



TO LET

10/12/14/14a GREASBROUGH ROAD, PARKGATE, ROTHERHAM, S62 6HN

- **Retail and Office premises suitable for a variety of Trades**
- **A prominent position fronting Greasbrough Road**
- **First floor office accommodation**
- **Consideration will be given to splitting the accommodation**

RENTAL £10,000 per annum, exclusive of business rates and VAT



DESCRIPTION

The property offer's a prominent retail and office premises, which is formed from three brick terraces, fronting Greasbrough Road.

The premises benefits from a rear yard.

ACCOMMODATION

The ground floor consists of retail and storage accommodation, with the first floor providing office and storage space.

The total floor area provides: **2,314 sq.ft**

SERVICES

We have been verbally advised that all mains services are connected to the property.

BUSINESS RATES

Rateable Value : £5,200.00

Uniform Business Rate 2019/2020: 49.1/50.4p in the £

This property may benefit from small business rate relief. Interested parties should make their own enquiries via the local authorities Business Rate Department.

Under current legislation, up to the 31st March 2017, properties with rateable values less than £6,000 are exempt from business rates. This is subject to review by the Authorities on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rate Department.

Interested parties should make their own enquiries via the Local Authority's Business Rate Department as to whether they would qualify for small business rate relief.

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 (Ten Thousand Pounds) per annum**, exclusive of business rates and VAT.

RENTAL

£10,000 per annum exclusive

SERVICE CHARGE

Not applicable

LEGAL COSTS

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

VIEWING

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 2019 2/2



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