



## **TO LET**

**RETAIL UNIT (right side)**

**516 SQ. FT. (47.93 SQ. M.)**

**376B Doncaster Road, Barnsley, S70 3RH**

- Retail unit with A1 planning consent.
- Potential for 100% Small Business Rate Relief to qualifying occupiers
- Suitable for alternative uses subject to planning
- Prominent position fronting Doncaster Road

**RENTAL £8,000.00 per annum, exclusive of business rates**

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

The unit, a retail premises with A1 planning consent, enjoys a prominent position on Doncaster Road.

The premises provide accommodation on ground floor levels, considered suitable for alternative uses subject to planning.

## **ACCOMMODATION**

The Unit comprises of 516 SQ.FT. (47.93 SQ.M)

## **SERVICES**

Mains electric, gas, water and drainage.

## **BUSINESS RATES**

Rateable Value: £8,000

Uniform Business Rate 2019/2020: 49.1p 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.

## **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 **£8,000.00 per annum**, exclusive of business rates, utilities and VAT, payable quarterly in advance by standing order.

## **RENTAL**

**£8,000.00 per annum** exclusive of Business Rates

## **RENTAL BOND**

A rental bond is payable on completion of the lease.

## **SERVICE CHARGE**

Further information available upon request.

## **VAT STATUS**

VAT is not applicable.

## **LEGAL/SURVEYORS COSTS**

Each party is to bear their own Landlords legal/surveyors costs in the transaction.

## **PLANNING**

A1

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of D.

## **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.

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