



**Photograph above shows the whole of 18 Barnsley Rd.  
Property offered is 1st & 2nd floor accommodation as shown edged in White**

## **TO LET**

### **FIRST & SECOND FLOOR ROOMS**

**594 sq. ft. (55.20 sq. m.)  
plus second floor storage 400 sq. ft (37.17 sq. m)**

### **18 BARNESLEY ROAD, SOUTH ELMSALL PONTEFRACT, WF9 2SE**

- Prime location in the centre of South Elmsall
- Suite of 4 no. double glazed and central heated first floor refurbished rooms, with ancillary second floor storage
- Consent for office use
- Suitable for various business uses subject to planning consent
- Independent toilet and kitchen facilities
- Potential for 100% Small Business Rate Relief to qualifying occupiers

**RENTAL £750.00 per calendar month**



## **DESCRIPTION**

A suite of four first floor rooms, together with two additional second floor storage rooms, considered suitable for a variety of commercial uses subject to the granting of any necessary planning consents.

## **REFURBISHMENT PROPOSALS**

Prior to letting, the accommodation will be refurbished to include new ground floor entrance door, general refurbishment works to the first floor rooms, to include new windows and provision of separate electricity gas and water meters.

No refurbishment works are proposed for the second floor storage areas.

## **ACCOMMODATION**

Accessed directly off Barnsley Road via a private stairwell, the accommodation comprises: –

### **First floor**

Landing	
Central hallway	
Front room	12' 2" x 12'6"
Front room	15' 9" x 12'6"
Rear room	9' 4" x 8'6"
Rear kitchen area	17'10" x 9'4"
Toilet	

### **Second floor**

2 no. storage rooms measuring 13'9" x 32' overall

### **Outside**

1 no. rear car parking space

## **SERVICES**

Mains water, electricity, gas and drainage are connected.

An independent gas fired central heating system to radiators is installed.

## **BUSINESS RATES**

The property is not currently separately rated, and is included within the assessment for the ground floor.

The whole of no. 18 Barnsley Rd, including the ground floor, has a rateable value of £9,600. It is therefore possible that commercial occupiers, who occupy no other business premises, will have a nil business rate liability. (see paragraph below).

Under current legislation, up to the 31<sup>st</sup> March 2023, 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.

## **LEASE TERMS**

A lease is available for a minimum 3 year term on an effective full repairing and insuring basis at a rental of **£750.00 per calendar month (£9,000 per annum)**, exclusive of business rates (if applicable), payable monthly in advance by standing order.

## **RENTAL BOND**

A rental bond equivalent to 3 months rental is payable on completion of the lease.

## **SERVICE CHARGE**

A service charge will be levied to cover property maintenance.

## **VAT STATUS**

Not applicable

## **LEGAL COSTS**

The ingoing tenant is to bear the Landlords legal costs in the transaction

## **PLANNING**

Prospective tenants are requested to make their own enquiries regarding proposed uses via the planning department at Wakefield Council.

## **ENERGY PERFORMANCE CERTIFICATE**

To be confirmed on completion of refurbishment works.

## **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)

## **ESTATE AGENTS ACT 1979**

In accordance with the provisions of Section 21 of the Estate Agents Act 1979, notice is hereby given that the Directors of Wilbys are also Directors of the landlord company which owns the freehold interest in the property.

## **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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