



TO LET

FIRST & SECOND FLOORS

59/61 HIGH STREET, WOMBWELL, BARNSELY, S73 8HS

FORMER HAIR SALON/OFFICES

1362 SQ. FT. (126.67 SQ. M.)

- Prominent High St position
- Potential for 100% Small Business Rate Relief to qualifying occupiers
- Self-contained suite of 7 rooms with ancillary stores and kitchen
- EPC Rating D

RENTAL £6,600 per annum, exclusive of business rates

DESCRIPTION

Centrally positioned self-contained suite of seven rooms with ancillary stores and kitchen areas.

ACCOMMODATION

Accessed via a ground floor entrance lobby fronting onto High Street, the accommodation comprises:-

First Floor:

Central Landing Area	
Front Office	12' 10" x 12' 11"
Front Office	13' 2" x 13' 2"
Centre Store Room	5' 11" x 9' 11"
Rear Office	13' 10" x 13'
Rear Office/Waiting Room	12' 10" x 14' 6"
Rear Fire Escape Lobby	
Store	4' 7" x 2' 11"

Second Floor:

Central Landing Area	
Front Office	12' 11" x 12' 11"
Front Office	13' 2" x 13' 2"
Centre Store Room	5' 11" x 9' 11"
Rear Office	13' x 13' 10"
Kitchen	5' 11" x 15'
2 No. Toilets	

SERVICES

Mains water, drainage and electricity are all connected.

BUSINESS RATES

Rateable Value: £4,450

Under current legislation, up to the 31st March 2022, 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

The property is offered for a term to be negotiated with the tenant being responsible for internal repairs, decoration and building insurance.

RENTAL

£6,600 per annum, exclusive of Business Rates (if applicable), payable monthly in advance, and subject to upward only review at five yearly intervals.

RENTAL BOND

A rental bond is payable by the tenant on completion of the lease.

SERVICE CHARGE

Not applicable

VAT STATUS

VAT is not applicable to this transaction.

LEGAL COSTS

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

PLANNING

The property has a previous use as a hair salon.

Prospective tenants should make their own enquiries regarding proposed uses at Barnsley Councils Planning office

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating of D87.

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

GENERAL

In accordance with the provisions of Section 21 of the Estate Agents Act 1979, notice is hereby given that the partners of Wilbys Limited 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.