



**WILBYS**  
CHARTERED SURVEYORS

## **For Sale**

### **RETAIL SPACE AND OFFICES**

**2,314 SQ. FT. (214.97 SQ. M.)**

**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**

**PRICE £120,000, exclusive of business rates and VAT**

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## **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 area provides: **2,314 Sq. Ft**

## **SERVICES**

All mains services are connected.

## **BUSINESS RATES**

Uniform Business Rate 2024/2025: 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.

Rateable Value: £6,875

## **TENURE**

FREEHOLD

Full vacant possession available on completion

## **SERVICE CHARGE**

Not applicable

## **VAT STATUS**

Unless otherwise stated all prices/rents quoted are exclusive of VAT.

## **LEGAL COSTS**

Each party is to bear their own separate legal costs in the transaction.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance rating to be confirmed.

## **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.

Ref. No. C2 2024 2/2