



TO LET

STORAGE UNIT

2,976 SQ. FT. (276.51 SQ. M.)

UNIT 3 ROCKLEY ABBEY FARM, ROCKLEY LANE, WORSBROUGH, S75 3DS

- **Storage unit**
- **Potential for 100% Small Business Rate Relief to qualifying occupiers**
- **The property is located on Rockley Abbey Farm, within close proximity of Birdwell and junction 36 of the M1 motorway**

RENTAL £9,000 per annum, exclusive of business rates and VAT

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

The property a former agricultural building, has been converted to storage accommodation. The unit offers flexible space, and is suitable for various uses subject to planning.

ACCOMMODATION

GIA - 2,976 sq. ft. (276.51 sq. m.)

SERVICES

Mains electric.

BUSINESS RATES

Uniform Business Rate 2022/2023: 51.2p/49.9p in the £

Under current legislation, up to the 31st 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.

Rateable Value: N/a

This property is awaiting a rateable value

TENURE

LEASEHOLD

Full vacant possession available on completion

RENTAL

£9,000 per annum exclusive of Business Rates and VAT (If Applicable)

RENTAL BOND

A rental bond is to be agreed and is payable on completion of the lease.

SERVICE CHARGE

Not applicable

VAT STATUS

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

LEGAL COSTS

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

PLANNING

The property has the benefit of planning for storage use. All interested parties should make their own enquiries with BMBC's planning department.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a 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

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. C2900



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