



Hilltop Cottage, North Lane
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TO LET

8619 sq ft GROUND FLOOR RETAIL WAREHOUSE

Suitable for display and sales of large goods such as Cars, Kitchens, Bathrooms, tiles, electrical goods, furniture etc.

WOMBWELL LANE, STAIRFOOT, BARNSELY, S70 3NX



SITUATION

The property has frontage to the main A633 Wombwell Lane close to the Stairfoot roundabout. It is close to the B & Q Warehouse, Focus DIY Store and the Tesco supermarket.

DESCRIPTION AND ACCOMMODATION

The building was formerly a motor body repairer's garage and has latterly been used for car sales and as a conservatory showroom.

It is a two storey multi let building which includes offices and open plan sales and showroom areas.

This is the ground floor only of the unit extending to 8619 sq ft.

EXTERNAL

In front of the unit is a forecourt used for parking in common with the other businesses trading from the premises. Approximately 20 spaces will be allocated to this unit.

SERVICES

All mains services comprising water, drainage, gas and electricity are connected.

RATES

An extract from the 2005 Valuation List is reproduced below.

Billing Authority Reference	Description	£ RV	C	Effective Date	List Alteration Date	Summary Valuation
51010294097683	WAREHOUSE AND PREMISES	21,750	N	01 Apr 2005		Valuation

The Local Authority with responsibility for collection of rates is Barnsley Metropolitan Borough Council.

National Non Domestic Rates are payable in accordance with the Uniform Business Rate which for 2008/2009 is 46.2p in the £.

LEASE

The property is available by way of an assignment of the existing lease which expires in November 2010.

The passing rent is £36,000 per annum.

The landlord has indicated a willingness to consider accepting a surrender of the current lease and to grant a new direct lease to parties of suitable financial standing who require a longer lease term.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984

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Details Prepared for Guidance February 2008