



STURROCK+CRONE
CHARTERED SURVEYORS

Ground Floor Retail
35m² (377 sq ft)



314 Barnsley Road,
Cudworth, S72 8TD

Rent £5,500 Per Annum

Tel: 01226 247 000

enquiries@sturrockcrone.com

TO LET

Sturrock & Crone
BBIC
Innovation Way
Barnsley
S75 1JL



LOCATION

Cudworth is a small town situated approximately 2 miles North of Barnsley in South Yorkshire, approximately 16 miles north of Sheffield and 23 miles south of Leeds.

The town is well served by the new A628 Pontefract by-pass which provides easy access to the motorway network with J36 of the M1 situated approximately 4 miles to the west.

Barnsley Road is a busy local High Street thoroughfare with a variety of other retail occupants



DESCRIPTION

Mid terrace retail unit with self contained ground floor accommodation including staff facilities WC and kitchenette, security shutters installed

ACCOMMODATION

Ground Floor 35 m² 377 sqft

SERVICES

Mains water electricity and drainage are either connected or available

RATING

Local Authority: Barnsley Metropolitan Borough Council

Billing Authority ref: 53434004954665

Period: 2014/2015

Rateable Value: £2,150

This property may qualify for small business rate relief terms and conditions apply (check with Local Billing Authority)

Amendment required to existing assessment to reflect removal of upper floors

RENT

£5,500 per annum exclusive

TERMS

The premises are available by way of a new commercial tenancy agreement. Flexible terms are available

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

An EPC is in the process of being prepared

TOWN PLANNING

We understand that the property has an established use for A1 Retail other uses would be considered, subject to planning approval.

VIEWING AND FURTHER INFORMATION

David Sturrock MRICS
Sturrock & Crone - Chartered Surveyors
Tel: 01226 247 000
E-mail: enquiries@sturrockcrone.com

IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

