



STURROCK+CRONE
CHARTERED SURVEYORS

Retail Unit
40.9m² (440 sq ft)



254a Barnsley Road
Cudworth, Barnsley

Rent £5,800 Per Annum

Tel: 01226 247 000

enquiries@sturrockcrone.com

TO LET

Sturrock & Crone
BBIC
Innovation Way
Barnsley
S75 1JL



RICS

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

Single storey end retail unit with self contained accommodation including staff facilities WC and kitchenette. Currently configured as a Veterinary Clinic

ACCOMMODATION

Ground Floor 40.9 m² **440 sqft**

SERVICES

Mains water electricity and drainage are either connected or available

RATING

Local Authority: Barnsley Metropolitan Borough Council

Billing Authority ref: 53434004954450

Period: 2014/2015

Rateable Value: £4,000

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

RENT

£5,800 per annum exclusive

TERMS

The premises are available by way of an assignment of the existing lease (until 31 June 2017) or a new commercial tenancy agreement, subject to Landlords approval.

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

No EPC required floor area < 50 m²

TOWN PLANNING

We understand that the property has an established use for D1 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.

