

TO LET / MAY SELL



STURROCK+CRONE
CHARTERED SURVEYORS

Detached Unit (Various Usages)
29.5 m² (318 sq ft)



13 Station Road
Royston

Rent £6,000 Per Annum

Tel: 01226 247 000

enquiries@sturrockcrone.com

Sturrock & Crone
BBIC
Innovation Way
Barnsley
S75 1JL



RICS

LOCATION

Royston is located approximately 4 miles to the north of Barnsley town centre in South Yorkshire.

The premises occupy a prime frontage on Station Road close to the junction with Midland Road at the centre of Royston Village.

Nearby occupiers include Asda, Co-op, Royston Post Office, Sainsbury's and other local hot food takeaway and traders.



DESCRIPTION

Detached stand alone accommodation including staff facilities WC and kitchenette.

Currently used as a veterinary surgery with D1 usage

ACCOMMODATION

Ground Floor	29.5 m ²	318 sqft
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SERVICES

Mains water electricity and drainage are either connected or available

RATING

Local Authority: Barnsley Metropolitan Borough Council

Billing Authority ref: 50606100923808

Period: 2014/2015

Rateable Value: £2,450

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

RENT

£6,000 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

No EPC required floor area < 50 m²

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.

