

**34, High Street, Wombwell S73 8AA****Leasehold £16,500 per annum****TO LET****Retail - A1****1,263 sq ft (117.33 sq m)**

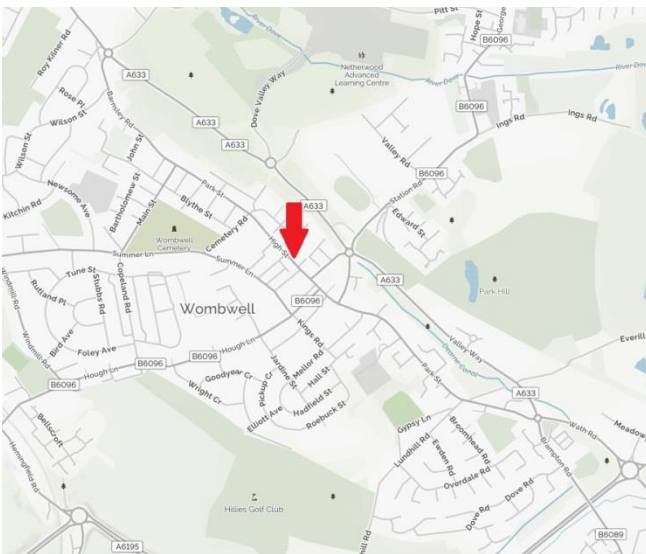
- Prominent town centre unit
- Former Post Office
- Nearby occupiers including Wilko, William Hill, and The Horseshoe Public House
- Busy market area

LOCATION

The property is prominently located on the High Street close to its junction with Marsh Road in the centre of Wombwell.

Nearby occupiers include Wilko, William Hill, Poundland, Greggs, and The Horseshoe Wetherspoons Public House.

Wombwell is located approximately 5 miles to the east of Barnsley, 7 miles to the north of Rotherham and 13 miles to the west of Doncaster.



DESCRIPTION

The property comprises the former Post Office with a main sales/retail area and various stores, rear office, kitchen and WC, and safe.

The property benefits from specification including suspended ceiling, air conditioning to the main retail area, grid lighting and gas central heating throughout.

ACCOMMODATION

GF Sales - 743 sq ft (69.07 sq m)

GF Rear + Stores - 520 sq ft (48.27 sq m)

Total - 1,263 sq ft (117.34 sq m)

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

INSPECTIONS & FURTHER INFORMATION

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

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For details of further properties www.barnsdales.co.uk

ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information.

ANTI MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photo card driving licence or passport and a recent utility bill.

FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

VALUATION SERVICES

Barnsdales has a dedicated team of Chartered Surveyors and Valuers offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

RATING

The adopted rateable value in the 2010 list is £19,000.

This information was obtained from an inspection of the Valuation Office Agency website in March 2017.

AVAILABILITY

Leasehold £16,500 per annum

SUBJECT TO CONTRACT**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in this transaction.

VALUE ADDED TAX (VAT)

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

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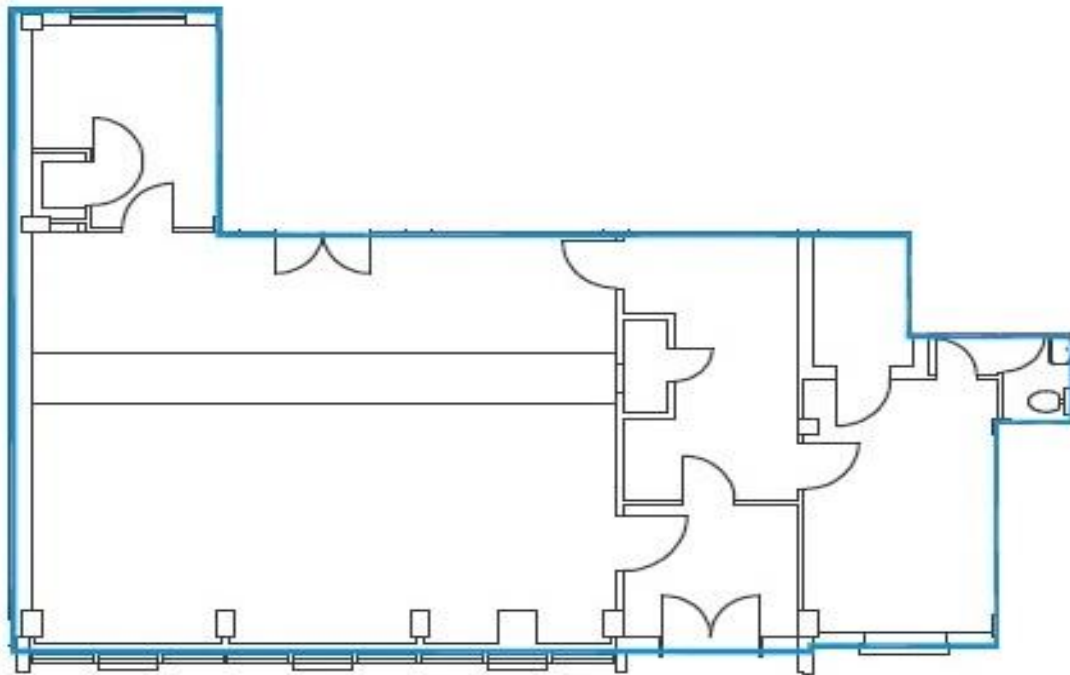


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THINKING OF SELLING BY AUCTION?

If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.

**PHOTOGRAPHS**

PLAN

HIGH STREET

Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.