



## TO LET

**RETAIL UNIT**  
**10,026 SQ.FT. (931.49 SQ. M.)**

**42 HIGH STREET, WOMBWELL, BARNSELY, SOUTH YORKSHIRE, S73 8BH**

- **Prominent Retail Unit on High Street, Wombwell**

**RENTAL £30,000 per annum, exclusive**

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

The property comprises a large shop arranged on the ground, basement and first floors. The property benefits from loading to the rear from Snowden Terrace.

The property commands a prominent position on High Street within the market town of Wombwell. High Street, the town's principle retailing thoroughfare. Nearby occupiers include Tesco Express, JD Weatherspoon, Greggs, and a number of local retailers.

Wombwell is circa 4 miles south east of Barnsley Town Centre and 12 miles north east of Sheffield.

Wombwell is easily accessible by road (A633, B6096, A6195) and benefits from Wombwell Railway Station.

## **ACCOMMODATION**

The property's accommodation is arranged as follows:  
Ground (Retail/Ancillary) 4,452 sq. ft. (413.63 sq. m.)  
Basement (Ancillary) 4,411 sq. ft. (409.78 sq. m.)  
First Floor (Ancillary) 1,163 sq. ft. (108.08 sq. m.)  
**Total 10,026 sq. ft. (931.49 sq. m.)**

## **SERVICES**

Mains electric, water and drainage are connected.

## **BUSINESS RATES**

The unit is assessed for business rates, and has holds a rateable value of £34,000.

Uniform Business Rate 2024/2025: 54.6p/49.9p in the £

## **TENURE**

LEASEHOLD  
Full vacant possession available on completion

## **LEASE TERMS**

The property is offered for a term to be negotiated on a full repairing and insuring basis at a rental of **£30,000 per annum**, exclusive of VAT, payable monthly by standing order.

## **VAT STATUS**

All quoted figures are exclusive of VAT

## **LEGAL COSTS**

Each part is responsible for their own legal costs in the transaction.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance rating to be confirmed.

## **VIEWING**

Strictly by prior appointment with Wilbys.

## **WWW.WILBYS.NET**

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website [www.wilbys.net](http://www.wilbys.net)

## **IMPORTANT NOTICE**

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

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