



TO LET

OFFICES

2,181 SQ. FT. (202.62 SQ. M.)

21 VICTORIA ROAD, BARNSELY, S70 2BB

- **Well established town centre fringe professional office location**
- **Fully furnished, high-quality, air-conditioned building, with DDA compliant access and WC facilities to ground floor**
- **Car parking available upon request**

RENTAL £19,500 per annum, exclusive of VAT

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

The accommodation is contained within a fully refurbished, detached stone fronted building, and has the benefit of Cat. II lighting, network cabling, DDA compliant access and WC facilities, along with gas fired central heating system and air conditioning, comprising :-

ACCOMMODATION

GROUND FLOOR

General office, board room and W/C facilities

FIRST FLOOR

Open plan office with a board room

SECOND FLOOR

Storage

**TOTAL NET INTERNAL AREA 2,181 sq. ft.
(202.62 sq.m.)**

OUTSIDE

CAR PARKING SPACES to the rear of the property are available upon request.

SERVICES

All mains services are connected.

A gas fired central heating system to radiators is installed, together with air conditioning to the whole of the building.

BUSINESS RATES

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

Under current legislation, properties with rateable values less than £12,000 are exempt from business rates. This is subject to review by the Local Authority on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

Ground Floor Rateable Value: £13,000

First Floor Rateable Value: £13,750

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 **£19,500 per annum**, exclusive of VAT, payable monthly in advance by standing order.

SERVICE CHARGE

Not applicable

VAT STATUS

VAT is applicable on the rent.

LEGAL COSTS

The ingoing tenant is to bear the Landlords legal costs in the transaction

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance rating of D.

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

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

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.

Ref. No. C2901