

65 Brierley Road, Grimethorpe, S72 7EJ



- # Single Storey Shop Unit to Let
- # Approximately 37m sq. (398ft sq.)
- # Former Takeaway/Sandwich Shop
- # Suitable for other uses, subject to usual consents
- # Energy Rating

Rent
£8,000pax

65 Brierley Road, Grimethorpe, S72 7EJ August 2023

DESCRIPTION

Available for rent the premises are a single storey shop unit with forecourt to the front and having a gross internal floor area of approximately 37m sq. (398ft sq.). Previously used as a takeaway/sandwich shop and could be suitable for other alternative uses, subject to consent.

There is car parking available nearby and on the main road.

The Accommodation Comprises: -

FRONT SALES: - 15ft 10in x 14ft 11in (4.82m x 4.54m) having a tiled floor, cupboard/drawer unit with sink unit with under counter electric water heater and inset lighting to ceiling.

KITCHEN: - 14ft 11in x 6ft 11in (4.54 x 2.12m) with stainless steel sink unit, wash basin and base cupboard unit.

STORE: - 8ft 4in x 6ft 8in (2.53m x 2.03m) overall.

W.C. with a low flush suite.

SERVICES

Mains Electricity, Water and Drainage are all connected.

RATEABLE VALUE

The rateable value under the 2023 Rating List is £3,400. The Rating Authority is Barnsley District Council.

The business will benefit from small business rate relief, subject to the usual criteria. Purchasers should make their own enquiries in relation to Council Tax.

VIEWING

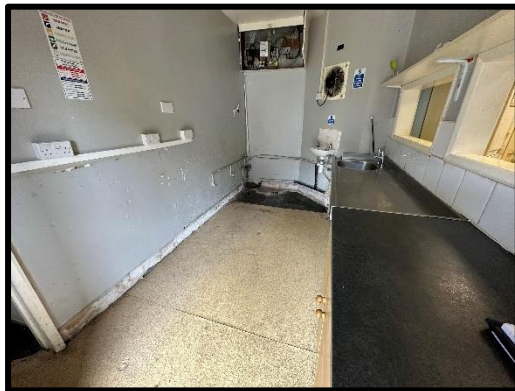
Strictly by prior appointment with the Agents
Abson Blaza Property Services 01977 780599.

LEASE TERMS A new full repairing and insuring lease will be available. The cost of the new lease will be the responsibility of the incoming tenant.

RENT £8,000 per annum exclusive.



For Identification Purposes Only



NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property