SMC Brownill Vickers

To Let

Versatile Retail Warehouse / Workshop Unit To Let in the Wombwell area of Barnsley

£35,000 per annum plus VAT

Unit 1 Aldham Industrial Estate, Mitchell Road, Wombwell, Barnsley, S73 8HA

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- Retail Warehouse / Workshop Unit with roadside visibility
- Within the established Aldham Industrial Estate located off Barnsley Road (A633) in the Wombwell area of Barnsley
- Front roller shutter, main space eaves of between Xm and Xm, and front parking area
- Available on a new lease immediately

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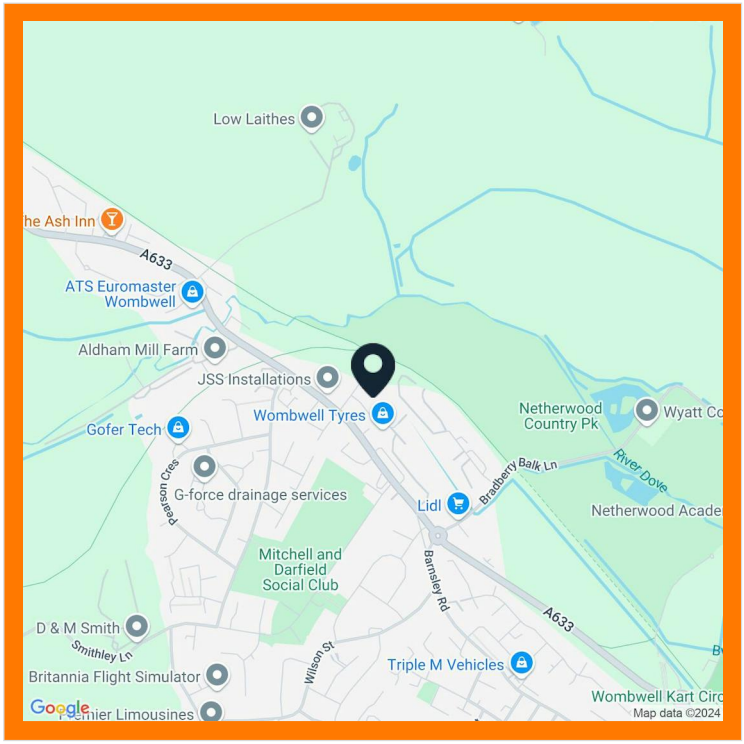

Description

The property comprises an end terrace retail warehouse / workshop unit within a multi-let industrial estate.

Each unit benefits from front car parking / yard space for delivery / loading. Internally the property includes open plan space with WC and kitchenette facilities. The space benefits from a eaves height of 5.34m to 6.33m. The unit benefits from front electric roller shutter door (4.23m width and 4.9m height) and side personnel door. Car parking area to the front.

Location

The property is located off Barnsley Road (A633), which is a key route running to the south of Barnsley, in the Wombwell area, linking to the A6195 (to the south) and Doncaster Road (to the north). The property is approximately 2km from Dearne Towns Link Road (A6195), 8.5km from Junction 36 of the M1 Motorway, 14km from Junction 36 of the A1, and positioned for good access to travel across south Yorkshire.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,209	576.83	Available
Total	**6,209**	**576.83**	

Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: Unit 1, Aldham Industrial Estate, Mitchell Road, Wombwell, Barnsley, South Yorkshire, S73 8HA
Description: Warehouse and premises
Rateable Value: £26,250

We would advise prospective parties to verify the matter with the local rating office.

Lease Terms

Available to let by way of a new lease on terms to be agreed. PLEASE NOTE: The landlord does not wish to permit any further automotive repair or related uses on site

Rent

£35,000 per annum plus VAT.

Service Charge

The annual service charge to cover external repairs and maintenance of common parts, attributable to Unit 1 is approximately £3,419.55 + plus VAT for the current year.

Business Rates

Rateable Value of £26,250

Energy Performance Certificate

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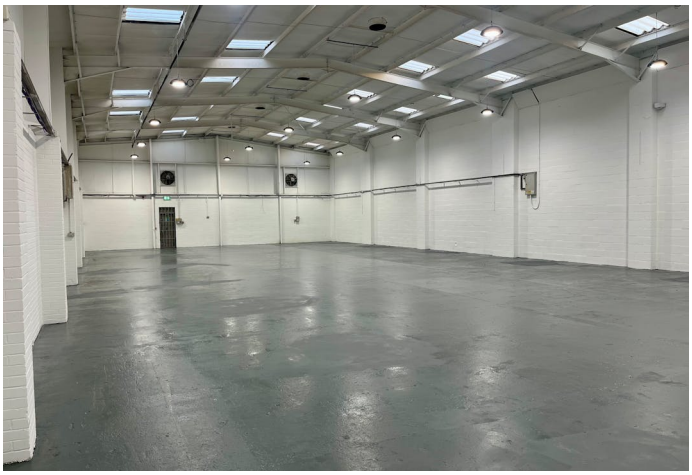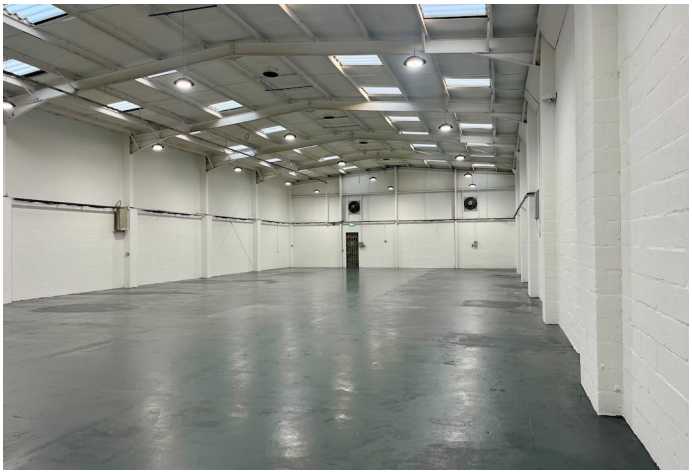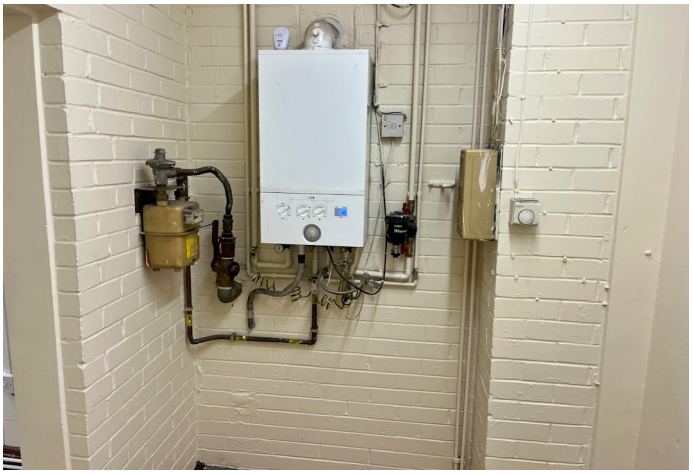
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