



**48 High Street**  
Wombwell, S73 8BH

## **PROMINENT RETAIL UNIT**

**5,855 sq ft**  
(543.95 sq m)

- High street location
- Busy shopping district
- Suitable for various uses (STP)



# 48 High Street, Wombwell, S73 8BH

## Summary

<b>Available Size</b>	5,855 sq ft
<b>Rent</b>	£33,500 per annum
<b>Rates Payable</b>	£15,593.75 per annum
<b>Rateable Value</b>	£31,250
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (92)

## Description

The premises comprise a large glazed fronted, ground floor retail unit set within a single-storey parade of brick built properties. Internally, the accommodation is divided to form a large open plan ground floor sales area with small storage room to the rear and additional basement floor staff/storage facilities. Loading and staff car parking is available to the rear. There are a number of free car parks located nearby.

## Location

Wombwell is a town in the borough of Barnsley. The premises are located in the most prominent retail position fronting High Street within the main shopping area of Wombwell Town Centre. Major retailers nearby include Poundland, Greggs, Tesco Express, Card Factory and Specsavers.

## Accommodation

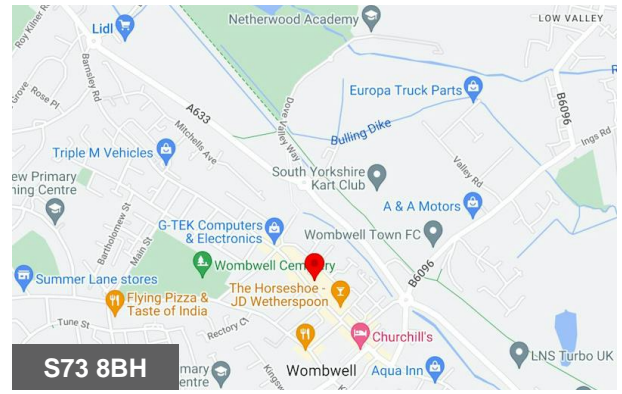
Name	sq ft	sq m
Ground - Sales	3,440	319.59
Ground - Store	270	25.08
Basement - Store/Ancillary	2,145	199.28
<b>Total</b>	<b>5,855</b>	<b>543.95</b>

## Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £33,500 per annum exclusive of service charge, business rates, insurance, utility costs and any other outgoings.

## Planning

We understand the unit has E Class Planning consent however advise interested parties to make their own enquiries via the local authority.



## Viewing & Further Information



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