

Simon Blyth
ESTATE AGENTS

TO LET
Simon Blyth
LETTINGS
www.simonblyth.co.uk
01226 731730



1a High Street, Shafton

Barnsley

£12,600 Per Annum



1a High Street

Shafton, Barnsley

PROMINENTLY LOCATED ON HIGH STREET, SHAFTON WE ARE PLEASED TO OFFER A FANTASTIC SINGLE STOREY DOUBLE FRONTED RETAIL UNIT SUITABLE FOR A VARIETY OF OCCUPIERS. THE PROPERTY OFFERS LARGE OPEN PLAN RETAIL AREA WITH AN ABUNDANCE OF NATURAL LIGHT, STAFF KITCHEN AND W.C. VIEWING IS HIGHLY RECOMMENDED. PARKING IS AVAILABLE ON A FIRST COME FIRST SERVED BASIS.

Tenure: Leasehold



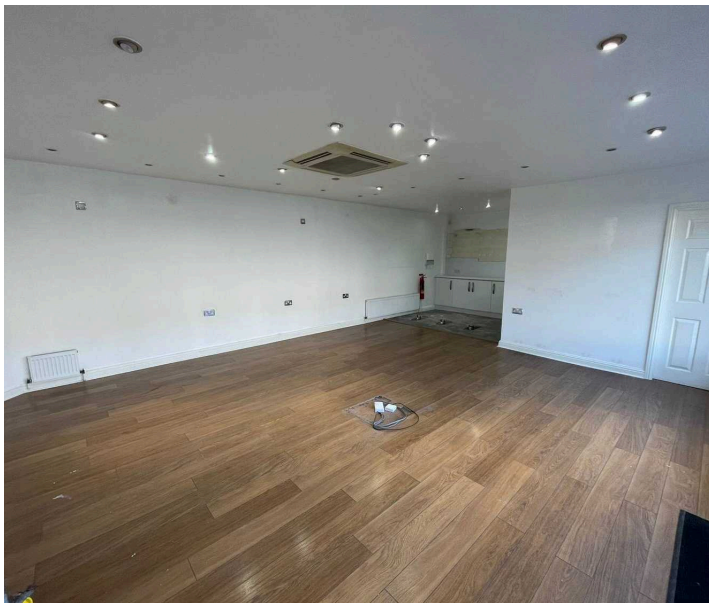


LOCATION

The property is situated on High Street, Shafton close to the junction with Pontefract Road. Set within a parade of retail properties there is a high level of residential property in the immediate vicinity as well as a mix of other commercial occupiers such as Costcutter located opposite and other local retailers.

PROPERTY

The property is a brick built single storey double fronted property. There is a large open plan area with staff kitchen and W.C. The property benefits from spotlights, wooden flooring, air conditioning, double glazed windows and automatic roller shutters to the front. The property has a net internal area of 430sq ft (39.7 sq m) Externally, there is parking to the side of the property which is available on a first come first served basis.



TERMS

The property is available on a new Full repairing and insuring lease for a term to be agreed at a commencing rent of £12,600 per annum exclusive of insurance, rates and VAT.



RATEABLE VALUE

The property has a rateable value of £6,300.

INSURANCE

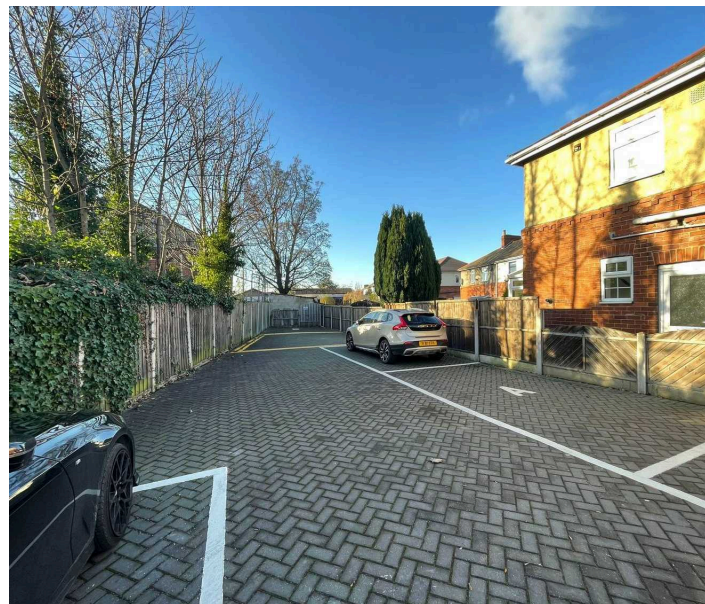
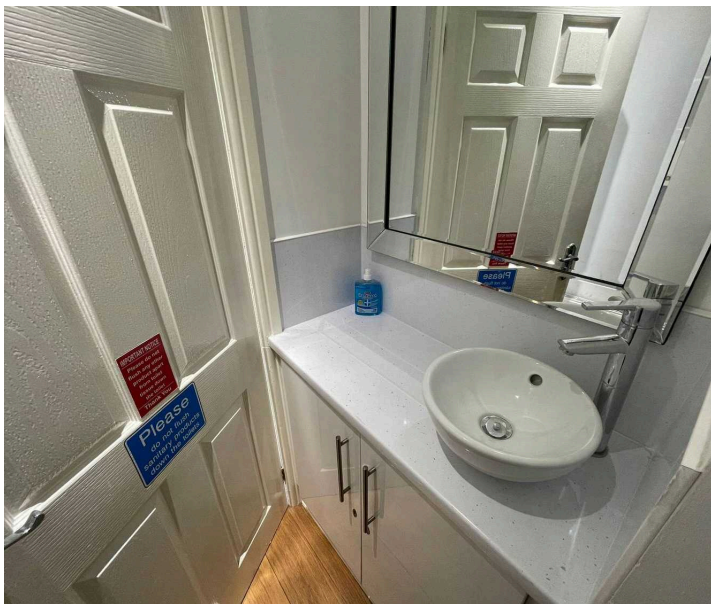
The Landlord insures the building and recharges the Tenant the Insurance Premium.

VIEWING

For further information or to arrange a viewing please contact Gina Powell or Rebecca Blyth on 01226 731730 EXT 3 or

gina.powell@simonblyth.co.uk/rebecca.blyth@simonblyth.co.uk.

SUBJECT TO CONTRACT



ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 15/08/2024

PROPERTY VIEWING NOTES -

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commercial@simonblyth.co.uk

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Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000