



Hilltop Cottage, North Lane
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FOR SALE

SUBSTANTIAL DOUBLE FRONTED SHOP (4,450 sq ft) INCLUDING EXTENSIVE UPPER FLOORS SUITABLE FOR CONVERSION TO RESIDENTIAL USE

126-128 SHEFFIELD ROAD, BARNSELEY, S70 1JB



SITUATION

The property stands with a prominent frontage to the A61 Sheffield Road within easy walking distance of Barnsley town centre. It is in an area of mixed use properties including secondary retail, residential and licensed premises.

DESCRIPTION

This is a substantial double fronted, four storey, stone faced property with a concrete tiled roof. The rear elevation is brick.

The property has frontage onto Sheffield Road and at the rear is a good sized private car park with access via Brinckman Street and Roseberry Terrace.

ACCOMMODATION

Floor	Description	Dimensions	Sq ft	Sq ft	Sq ft
Ground (126)	Shop	21'8" x 18'5"	397		
	Stockroom	19'8" x 12'6"	246		
	Kitchen	11'9" x 8'2"	96	739	
Ground (128)	Shop	25'2" x 18'0"	455		
	Stockroom	19'8" x 15'8"	308		
	Store	11'5" x 6'11"	80	843	1582
First (126)	Front Sales	21'8" x 18'5"	397		
	Rear Sales	19'2" x 15'1"	290		
	Store	11'10" x 8'3"	97	784	
First (128)	Front Sales	24'4" x 18'0"	438		
	Rear Sales	19'2" x 15'8"	301		
	Bathroom	11'5" x 6'1"	70	809	1593
Second Floor (126)	Front Sales	18'11" x 17'10"	338		
	Rear Sales	18'8" x 14'4"	268	606	
Second Floor (128)	Front Sales	24'5" x 18'3"	447		
	Rear Sales	15'8" x 14'1"	222	669	1275
Basement	Cellars				---
					4450

SERVICES

Mains services comprising water, drainage, gas and electricity are connected. There is a gas fired central heating system.

RATES

An extract from the Valuation Office web site www.voa.gov.uk indicates the Rateable Value under the 2010 Valuation List as follows.

Billing Authority Reference	Description	£ RV	C	Effective Date
51313037948572	SHOP AND PREMISES	9,500	N	01 Apr 2010

National non domestic rates for 2010/2011 are payable by the occupier by multiplying the RV by the Uniform Business Rate which is 41.4p in the £.



PRICE

£250,000 (Two Hundred and Fifty Thousand Pounds) Subject to Contract.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 www.chrisrowlands.co.uk

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Details Prepared October 2009

IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.