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FOR SALE

FREEHOLD TOWN CENTRE INVESTMENT



11 Regent Street South, Barnsley, S70 2HT

Guide Price: £200,000

- Currently producing £16,000 per annum exclusive
- Good position, close to Transport Interchange
- Good Rental Growth Prospects
- Gross Initial Yield 8%

Tel: 01226 298456

14 Regent Street
Barnsley
S70 2HG

T: 01226 298456
F: 01226 247535
www.smithsestateagents.co.uk

LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

The premises are situated on Regent Street South in Barnsley town centre close to the Transport Interchange. Notable occupiers nearby include Barnsley College, Howells Solicitors, Bury and Walkers Solicitors, Woskow Brown Solicitors and Barnsley MBC.



DESCRIPTION

The property comprises of two storey retail/office premises built in the 1960's with brickwork walls surmounted by a flat roof covered with mineral felt. The building is currently occupied by a single tenant however, the first floor offices are self-contained with access from Regent Street South. The ground floor is capable of division in to two separate units providing flexible floor space.

ACCOMMODATION

	Floor	Sq ft	Sq m
11	Ground	2,096	194.20
11B	First	840	78
11C	First	1,010	93.90

TENURE

Freehold. The freehold is subject to the occupation of Aspire-Igen Limited under the terms of an effectively full repairing and insuring lease from the 22nd February 2017 to the 10th March 2021. The current rent passing is £16,000 per annum exclusive.

RATING

	Floor	Description	Rateable Value (PA)
11	Ground	Offices and Premises	£15,500
11B – 11C	First	Offices and Premises	£16,500

TERMS

The freehold interest is available at £200,000 reflecting a gross initial yield of 8%.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

EPC

The property has an Energy Performance Asset Rating of 85 (D).

VIEWING AND FURTHER INFORMATION

Andrew Corbett
Smiths Chartered Surveyors
Tel: 01226 298 456
E-mail: andrew@smithsestateagents.co.uk

Liz Robertshaw
Robertshaw Chartered Surveyors
Tel: 01484 866368
E-mail: lizrobertshaw@robertshaws.com

IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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