



SMITHS
CHARTERED SURVEYORS
THE COMPLETE PROPERTY
CONSULTANCY

FOR SALE

Retail Premises on Three Floors



34 Doncaster Road, Barnsley, S70 1TL

Price: In excess of £79,950

- Net Sales Area 384 sq ft
- Accommodation over 3 floors
- On-street Parking
- Accommodation over Three Floors

Tel: 01226 298456

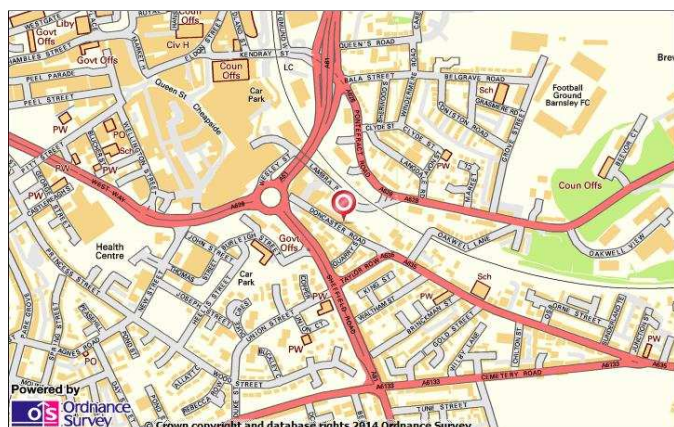
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Barnsley
S70 2HG

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LOCATION

Barnsley has a town resident population of 72,000 and a wider urban population of 230,000 and is located approximately 16 miles north of Sheffield city center and 23 miles south of Leeds. The town is well located for access to the motorway network with J37 of the M1 situated approximately 1.5 miles to the west.

The premises are located on Doncaster Road within a cul-de-sac of retail and commercial properties linked to the Alhambra Shopping Centre via an underpass. Other occupiers nearby include John Brailsford Printers, Seaman Herbert Accountants and the Barnsley Lock and Safe Company.



DESCRIPTION

Inner terraced retail premises with accommodation arranged on ground floor, lower ground floor and first floor.

ACCOMMODATION	SQ M	SQ FT
GROUND FLOOR RETAIL SHOP		
Net Sales Area	32.37	348
Rear Extension	6.46	69.54
LOWER GROUND FLOOR		
Staff/Store Room	21.76	234.22
Kitchen	3.51	37.78
WC-		
Boiler Room-		
FIRST FLOOR		
Office	18.70	201.29
Store	11.09	119.37
TOTAL NIA	93.89	101.02

SERVICES (not tested)

All mains services are connected to the premises including a gas fired central heating system.

VAT

N/A

RATING

Rateable Value - £6,000

Properties where the rateable value is £12,000 or less attract small business rate relief and no business rates are paid provided the ratepayer occupies a single property only.

LEGAL COSTS

Each party to bear their own costs.

TENURE

The premises are available with vacant possession and are freehold.

EPC

An Energy Performance Certificate is in the process of being prepared. Please contact the agents for further information.

VIEWING AND FURTHER INFORMATION

Andrew Corbett
Smiths Chartered Surveyors
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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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