



Unique Opportunity / Potential For Alternative Use

Snape Hill Road, Darfield, Barnsley, S73 9LT

For Sale / To Let

- Formerly used as retail showroom
- Suitable for a number of uses, including redevelopment, subject to planning and appropriate consents
- 6,303 sq ft (585 sq m)
- Residential location

0114 272 9750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The property is located in Darfield in Barnsley, close to Wombwell. Take the B6096 from Wombwell towards Darfield, when approaching Snape Hill Road, the property is on the right.

For sat nav purposes, postcode is S73 9LT.

Description

A unique building is located in a predominantly residential location. This property has been used as a retail showroom, however, could be suitable for a number of alternative uses, or redevelopment, subject to planning and appropriate consents.

The accommodation is arranged over ground and first floor, with an additional storage space / basement area.

Accommodation

Based on a gross internal area measure:

Description	Sq M	Sq Ft
Ground & First Floor	585	6,303
Basement	36	360
Total	621	6,663

Terms / Availability

The property is available for sale / to let:

Sale: £185,000 exclusive

Letting: £17,000 per annum exclusive on a new lease.

EPC

C65.

Rateable Value

The property has the following rateable value:

£11,250

VAT

The property is not elected for VAT.

Viewing & Further Information

Please contact retained Sole Agents:-

Peter Whiteley – Knight Frank
Tel – 0114 2729750
peter.whiteley@knightfrank.com

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Brochure: 21 August 2019

Photograph: August 2019

Important Notice

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