



SMITHS
CHARTERED SURVEYORS
THE COMPLETE PROPERTY
CONSULTANCY

FOR SALE/TO LET

CASH AND CARRY / RETAIL WAREHOUSE / TRADE COUNTER / WAREHOUSE PREMISES



Unit 4 Stairfoot Business Park, Stairfoot, Barnsley, S70 3PA

Rent/Guide Price: On Application

- Established Trade Counter/Retail Location close to Tesco
- 13,249 – 41,079 sqft (1,230.83 sqm – 3,816.24 sqm) on a Site Area of 2.32 acres (0.94 ha)
- Good sized secure yard loading area and car park
- Flexible Terms Available

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LOCATION

The property is strategically situated in an established retail/trade counter/ industrial location approximately 2 miles to the south east of Barnsley Town Centre.

The property is accessed off Bleachcroft Way off the A633 Wombwell Lane close to the Stairfoot roundabout. Surrounding businesses include Barnsley Retail Park which includes major retailers such as Tesco, B & M, Argos, The Range, Pets at Home, Halfords and Subway. Other notable occupiers nearby include Jewson, Screwfix, Howdens and Tool Station.



DESCRIPTION

The property comprises of a cash and carry/retail warehouse/ industrial building constructed with a steel portal frame clad with metal profile cladding with fibre cement panels to the roof incorporating translucent panels. The property benefits from the following specification:

- Good size secure yard and loading area
- Separate car park with 62 spaces and ability to create more
- Ancillary office accommodation, canteen and WC facilities

RATEABLE VALUE

The property has a Rateable Value of £98,500

SERVICES (Not Tested)

All mains services are understood to be available to the property.

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed. Alternatively, our client will consider a sale of the freehold interest.

Rent/Price on application.

VAT

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

EPC

The property has an Energy Performance Asset Rating of 75 (C).

TOWN AND COUNTRY PLANNING

We understand that the property has a Sui-Generis retail warehouse class planning use. Interested parties are advised to make their own enquiries to the Barnsley Council Planning Department on 01226 772595.

VIEWING AND FURTHER INFORMATION

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IMPORTANT

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Getmapping plc 2017.

UNIT 4 STAIRFOOT BUSINESS PARK
BLEACHCROFT WAY
STAIRFOOT
BARNSELY



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Promapv2
LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4