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FOR SALE

Business/ Investment For Sale



22 High Street, Grimethorpe, S72 7LR

Guide Price: £185,000

- Excellent investment with business opportunity
- Currently Producing £9,000pa

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LOCATION

The Village of Grimethorpe is situated approximately 6 miles to the north east of Barnsley town centre.

The property is located on the High Street close to the A6195 Park Springs Road.

The village has benefitted from substantial regeneration projects including new housing estates, an Asda supermarket and employment opportunities on Acorn Way and Spring Field Road which has attracted large employers such as ASOS, Symphony and Sash.



DESCRIPTION

The property consists of two ground floor retail units with a self contained 3 bedroom flat above.

The larger retail unit is currently occupied by Mo's Plaice fish and chip shop. The smaller retail unit is currently let to Helen's Blooms florist and the flat is let by way of an assured shorthold tenancy.

The business at Mo's Plaice Fish and Chip Shop is owned and run by the current landlord. This will be sold and included within the sale of the property. The average weekly turnover is £1,400. Financial accounts are available upon request.

SERVICES (not tested)

All services are understood to be connected to the property.

ACCOMMODATION

| Floor | Use | Sq m | Sq ft |
|---------------|---|--------|---------|
| Ground | | | |
| Retail Unit 1 | Mo's Plaice Fish and Chip Shop/ takeaway | 53.16 | 572.21 |
| Retail Unit 2 | Helens Blooms (Florist) | 42.63 | 458.87 |
| First | | | |
| Flat | 3 Bedrooms, Bathroom, Living Room, Kitchen, Outdoor Terrace | 119.34 | 1284.57 |

VAT

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

RATING

22A High Street
Rateable Value - £3,150
Rates Payable 2014/15 - £1,512

Flat: Council Tax Band A

Interested parties should confirm the details with the Local Rating Authority as rateable values can change may be subject to transitional relief.

LEGAL COSTS

Both Parties are to bear their own costs.

EPC

22 High Street Ground Floor: EPC rating of 63 (C)
22 High Street Flat: EPC rating of 56 (D)

VIEWING AND FURTHER INFORMATION

Andrew Corbett / Jamie Gibson
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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