



FOR SALE

MIXED USE PREMISES

2,790 SQ. FT. (259.21 SQ. M.)

261 PARK ROAD, BARNSELEY, S70 1QN

- **Detached retail and residential property with warehousing/storage**
- **Suitable for a variety of uses, subject to planning**
- **Prominently located on Park Road (A6133) within Barnsley**
- **Car parking and circulation space**

FREEHOLD £400,000 subject to contract, plus VAT



DESCRIPTION

The property forms a detached stone and brick built mixed-use premises with car parking. The property also benefits from additional out buildings forming warehousing and storage accommodation.

Internally the property is configured as a café on the ground floor with the upper parts forming residential accommodation, currently forming three bed sits, with common areas.

The property has the benefit of car parking and circulation space, along with a CCTV monitoring system.

The property is suitable for numerous uses, subject to planning.

ACCOMMODATION

The ground floor has a net internal area (NIA) of 893 sq.ft. (82.96 sq.m.).

The outbuildings have a gross internal area (GIA) of 1,897 sq.ft. (176.25 sq.m.).

Some areas have not been measured, and do not form part of the above measurements.

SERVICES

The property benefits from gas, water, drainage and electric as well as a three-phase electric supply.

BUSINESS RATES

Uniform Business Rate 2021/2022: 49.9p in the £
Under current legislation, up to the 31st March 2019, properties with rateable values less than £12,000 are exempt from business rates. This is subject to review by the Local Authority on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

Rateable Value: £5,600

TENURE

FREEHOLD

Full vacant possession available on completion

PRICE

£400,000 Subject to contract

VAT STATUS

Unless otherwise stated all prices/rents quoted are exclusive of VAT.

LEGAL COSTS

The incoming tenant is to bear the Landlords legal costs in the transaction

PLANNING

We understand that the property has the benefit of planning permission for Class C4 and Class E.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating to be confirmed.

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

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