



## **FOR SALE**

### **FULLY LET MIXED USE INVESTMENT**

### **HENRY WINDSOR HOUSE, PITT STREET, BARNSELEY, S70 1BB**

- **Mixed use investment**
- **Fully let to three tenants generating a rent roll of £29,936 per annum**
- **The property is situated on Pitt Street within Barnsley Town Centre**
- **Car park with 18 no. spaces**

**FREEHOLD £400,000 subject to contract**

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

A fully let mixed use investment.

Henry Windsor House is situated fronting Pitt Street within Barnsley Town Centre. Pitt Street itself leads onto Peel Street which in turn leads to the Townend Roundabout on the A628.

The property is a four storey office building with a ground floor retail unit, lower ground storage and benefitting from a rear car park.

The property is let to three tenants, generating a rent roll of £29,936 per annum.

## **ACCOMMODATION**

The accommodation contained within the property comprises of two ground floor retail units, with first and second floor offices. The property also has the benefit of lower ground floor stores.

The property provides an area of 5,513 sq.ft (512.17 sq.m.) Net Internal Area (NIA).

The property incorporates a rear car park with 18 no. spaces.

## **SERVICES**

All mains' services are connected to the property.

## **BUSINESS RATES**

Uniform Business Rate 2022/2023: 51.2p/49.9p in the £

Under current legislation, up to the 31<sup>st</sup> 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.

Ground Floor Shop (left-handside)  
Rateable Value: £7,000

Ground Floor Shop (right-handside) and 1<sup>st</sup> & 2<sup>nd</sup> Floor Offices and part basement  
Rateable Value: £36,750

## **TENURE**

FREEHOLD

Subject to the tenancies as stated.

## **TENANCIES**

The property is let to three tenants, on the following terms:

Part Ground & Basement and Upper Floors  
Tenant: Charitable Organisation  
Term: 5 years from 26<sup>th</sup> September 2019  
Rent: £21,000 per annum exclusive

Part Ground  
Tenant: Omer Kondu  
Term: 5 years from 28<sup>th</sup> January 2022  
Rent: £8,000 per annum exclusive

One car parking space is let on a verbal rolling licence at £936 per annum.

## **PRICE**

£400,000 Subject to contract

## **VAT STATUS**

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

## **LEGAL COSTS**

Each party is to bear their own legal costs in the transaction

## **PLANNING**

Use class E – Commercial, Business and Service.

## **ENERGY PERFORMANCE CERTIFICATE**

The ground floor has an Energy Performance Certificate with a rating of C(56) and the first and second floors have an Energy Performance Certificate with a rating of D(82).

## **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](http://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.
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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.

Ref. No. C2854



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