



## **FOR SALE**

### **LET OFFICE INVESTMENT**

### **TEMPERANCE HOUSE, PITT STREET, BARNLSLEY, S70 1AL**

- **Office investment**
- **Rent roll of £27,400 per annum**
- **The property is situated on Pitt Street within Barnsley Town Centre**
- **Rear car park**

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

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

A let office investment.

Temperance House, an imposing Grade II listed office building, 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 three storey office building benefitting from a rear car park.

The property is let to one tenant with the potential of three, generating a rent roll of £7,500 per annum.

## **ACCOMMODATION**

The accommodation contained within the property comprises of office suites over lower ground, ground and first floors.

The property provides an area of 9,408 sq.ft (874.47 sq.m.) Net Internal Area (NIA).

The property incorporates a rear car park.

## **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.

Lower Ground Floor  
Rateable Value: £15,000  
Ground Floor  
Rateable Value: £22,000  
First Floor  
Rateable Value: £24,000  
Car Park  
Rateable Value: £4,800

## **TENURE**

FREEHOLD  
Subject to the tenancies as stated.

## **TENANCIES**

The property is let to one tenant, on the following terms:

### **Ground Floor**

Vacant

### **First Floor**

Vacant

### **Lower Ground Floor**

Tenant: Gym Operator

Term: rolling tenancy with one month's notice to quit

Rent: £7,500 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**

On the basis that the property is Grade II listed, it is exempt from the necessity to have an EPC.

## **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.
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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