



## **FOR SALE**

## **MIXED USE INVESTMENT**

## **FREEHOLD**

## **560 Doncaster Road & 2 Hill Street, Stairfoot, Barnsley, S71 5AQ**

- **Mixed use investment with a potential rental income in excess of £42,500 per annum, when all units are fully let**
- **Part let with asset management opportunities to increase the rent roll**
- **The property forms two retail units with five bedsits on the upper levels**

**Offers in excess £300,000 exclusive, subject to contract**

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

The Property forms a part let mixed use investment, consisting of two ground floor commercial units, and five residential bedsits on the first-floor level. The first-floor level is separately contained from the ground floor and is a fully Licensed HMO unit. With all five bedsits occupied (assuming £90 per week per bedsit), together with the commercial units, the potential income could be in excess of £42,500 per annum giving a yield of in excess of 13%. In addition, there is potential for a further revenue stream from the placement of advertisement hoardings on the gable end of the Property which holds a prominent position on Doncaster Road and the approach to the Stairfoot roundabout

## **ACCOMMODATION**

560 Doncaster Road – 1,013 sq.ft. (94.1 sq.m.)  
2 Hill Street – 371 sq.ft. (34.44 sq.m.)

The above areas were measured on a NIA (Net Internal Area) basis. The upper residential parts have not been measured.

## **SERVICES**

Electric, main water and drainage are connected to the property.

## **BUSINESS RATES**

Uniform Business Rate 2022/2023: 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.

560 Doncaster Road  
Shop and premises  
Rateable Value: £5,700

2 Hill Street  
Hairdressing Salon and premises  
Rateable Value: £2,850

## **TENANT INFORMATION**

Passing rents:  
560 Doncaster Road - £8,840 per annum  
2 Hill Street - £5,720 per annum  
One Bedsit - £4,160 per annum

Further information available upon request.

## **PRICE**

Offers in excess of £300,000 subject to contract

## **TENURE**

FREEHOLD

## **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**

Planning use class E – retail and C – residential.

## **ENERGY PERFORMANCE CERTIFICATE**

EPC's available upon request.

## **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.

Ref. No. C2863



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