



## **FOR SALE**

### **ACTIVITY CENTRE SUITABLE FOR RESIDENTIAL CONVERSION**

**2,122 SQ. FT. (197.1 SQ. M.)**

**GREENMOOR CENTRE, CHAPEL LANE, GREENMOOR, SHEFFIELD, S35 7DX**

- **The Boys' brigade Sheffield District Battalion Activity Centre**
- **Suitable for residential conversion or alternative uses subject to planning**
- **Rural location, situated in Greenmoor hamlet**
- **Stone built character building**

**FREEHOLD £250,000**

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

The property built in 1819 forms a semi-detached stone built activity centre with side car parking for two vehicles.

Internally the property has the benefit of a basement games room; meeting hall and kitchen on the ground floor. As well as the first floor being fitted out with several bunk rooms and associated shower and W/C facilities.

The property is located and situated on Chapel Lane, within the heart of Greenmoor Hamlet. Offering easy access to the M1 motorway and local facilities.

The property has vast potential for conversion to multiple uses, subject to planning.

## **ACCOMMODATION**

Total Floor Area: 2,122 SQ.FT. (197.1 SQ.M.)  
NIA (Net Internal Area)

## **SERVICES**

Mains electric, water and drainage are connected to the property.

## **BUSINESS RATES**

The property is assessed for Business Rates for an Activity Centre, and has a rateable value of £4,700.00.

Uniform Business Rate 2021/2022: 49.9p in the £

## **TENURE**

FREEHOLD

Full vacant possession available on completion

## **PRICE**

£250,000

## **VAT STATUS**

VAT is not applicable.

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs in the transaction

## **PLANNING**

From property lends itself to Residential conversion. It is recommend that all interested parties liaise with BMBC's planning department.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Certificate with a rating: E (107)

## **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](http://www.wilbys.net)

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Ref. No. C2851



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