



**FOR SALE**

**OFFICE – POTENTIAL FOR RESIDENTIAL REDEVELOPMENT**

**2192 SQ. FT. (203.72 SQ. M.)**

**2 VICTORIA ROAD, BARNSELEY, S70 2BB**

- **Detached period building**
- **Prominent town centre fringe position**
- **Private car park**
- **EPC Rating E**

**FREEHOLD £ 375,000 subject to contract**



## **DESCRIPTION**

An imposing detached bay windowed Victorian office building occupying a prominent position at the corner of Victoria Road and Huddersfield Road, in close proximity to Barnsley town centre. The building benefits from a private car park with 10 no. spaces.

Potential for residential redevelopment.

## **ACCOMMODATION**

### **GROUND FLOOR**

Front entrance		
Hallway		
Front office	325 sq ft	(30.20 sq m)
Front office	252 sq ft	(23.42 sq m)
Rear office	240 sq ft	(22.30 sq m)
Server/store	54 sq ft.	( 5.02 sq m)
Rear office	135 sq ft	(12.55 sq m)
Rear entrance		
Rear store	7 sq ft	(0.65 sq m)
Ladies and Gents toilets		

### **FIRST FLOOR**

Landing		
Front office	301 sq ft	(27.97 sq m)
Front office	55 sq ft	( 5.11 sq m)
Front office	213 sq ft	(17.79 sq m)
Centre office	71 sq ft	( 6.60 sq m)
Rear office	133 sq ft	(12.36 sq m)
Rear office	192 sq ft	(17.84 sq m)
Store	11 sq ft	( 1.02 sq m)

### **SECOND FLOOR**

Store	203 sq ft	(18.87 sq m)
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### **BASEMENT**

4 no. storage cellars

### **OUTSIDE**

Car park with 10 no. spaces (shared access drive)  
Front Garden

## **SERVICES**

All mains services are connected.

A gas fired central heating system to radiators is installed.

## **BUSINESS RATES**

Rateable Value: £17,750

Uniform Business Rate 2021/22: 51.2p in the £

## **PRICE**

£375,000 subject to contract

## **VAT STATUS**

Not applicable

## **LEGAL COSTS**

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

## **PLANNING**

The property has a long established planning use for Offices, as defined within class A2 of the Town and Country Planning (Use Classes) Order 1987, as amended.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Certificate with a rating of E109.

## **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)

## **IMPORTANT NOTICE**

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Ref. No. C2839



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