



FOR SALE

OFFICE BUILDING

3 Station Road, Royston, Barnsley S71 4EW

- 648 Sq. Ft.
- Terraced office building holding a prominent position on the corner of Station Road within the centre of Royston village
- Suitable for residential conversion subject to planning

FREEHOLD £80,000 exclusive, subject to contract



DESCRIPTION

3 Station Road, Royston is a stone and brick built terraced office, which features ground and first floors configured as office accommodation, with kitchen and W/C.

The property benefits from rear access, however the property has no car parking provision.

The property holds a prominent position within Royston village, and offers flexible accommodation for alternative uses, subject to planning.

ACCOMMODATION

3 Station Road provides a Net Internal Area (NIA) of 648 sq.ft. (60.18 sq.m.).

SERVICES

All mains' services are connected to the property.

BUSINESS RATES

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

Under current legislation, properties with rateable values less than £12,000 are exempt from business rates with relief available between £12,000 and £15,000.

Rateable Value: £2,075

PRICE

£80,000, exclusive, subject to contract

TENURE

FREEHOLD

VAT STATUS

VAT is not payable

LEGAL COSTS

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

PLANNING

3 Station Rd has a planning use class for E(c)

ENERGY PERFORMANCE CERTIFICATE

3 Station Rd has an Energy Performance Certificate with an energy rating of D(92).

VIEWING

Strictly by prior appointment with Wilbys.

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IMPORTANT NOTICE

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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.
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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. C2866



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