



TO LET/FOR SALE

RESTAURANT PREMISES / INVESTMENT OPPORTUNITY

2,108 SQ. FT. (195.83 SQ. M.)

15 – 17 NEW STREET, BARNSELEY, S70 1RX

- Long Established Restaurant Premises
- Potential opportunity to redevelop subject to planning permission
- Town centre location opposite Alhambra shopping centre
- EPC Rating ?

FREEHOLD £375,000 subject to contract

RENTAL £500 per week, plus premium

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

Rare and excellent opportunity to purchase the freehold of a popular and iconic building central to Barnsley. The property has a trading position on New Street with Regular footfall throughout the day/evening. The current owner has traded successfully for many years as an Italian Restaurant. It has the scope for continued use in a similar manner with the property still being a fully licensed restaurant ready to operate.

At ground floor level the property comprises fully fitted out kitchen and ancillary storage to the rear, with a bar and restaurant seating area immediately to the front of the property. The seating area itself features 50 covers.

The first floor of the property comprises of additional seating area also featuring a small bar, with male and female W/Cs. The first-floor seating area features 45 covers.

The second floor of the property comprises of additional ancillary storage and office space.

The property also features a rear yard section which includes 8 useable car parking spaces.

ACCOMMODATION

Ground Floor: 1271 Sq. Ft (118.07 Sq. M.)

First Floor: 580 Sq. Ft (53.88 Sq. M.)

Second Floor: 257 Sq. Ft (23.87 Sq. M.)

SERVICES

Electric, Gas, Water, Mains Drainage.

BUSINESS RATES

Rateable Value: £18,000

Uniform Business Rate 2023/2024: 51.2p in the £

TENURE

FREEHOLD/LEASEHOLD considered

Full vacant possession available on completion

PRICE

£375,000 Subject to contract

LEASE TERMS

The property is offered for a term to be negotiated on a full repairing and insuring basis at a rental of **£500 per week**, payable monthly in advance by standing order. Asking Premium is £25k for fixtures, fittings and equipment.

RENTAL

£500 per week

RENTAL BOND

A rental bond equivalent to 3 months rental is payable on completion of the lease.

SERVICE CHARGE

Not applicable

VAT STATUS

Unless otherwise stated all prices/rents quoted are exclusive of VAT.

LEGAL COSTS

The ingoing tenant is to bear the Landlords legal costs in the transaction

PLANNING

Restaurant within Class 'E' of the Town & Country Planning (Use Classes) Order 1987, as amended.

ENERGY PERFORMANCE CERTIFICATE

The property's Energy performance certificate is in the process of being confirmed.

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

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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