

# Domestic Appliance Service

## SALES, SPARES & REPAIRS

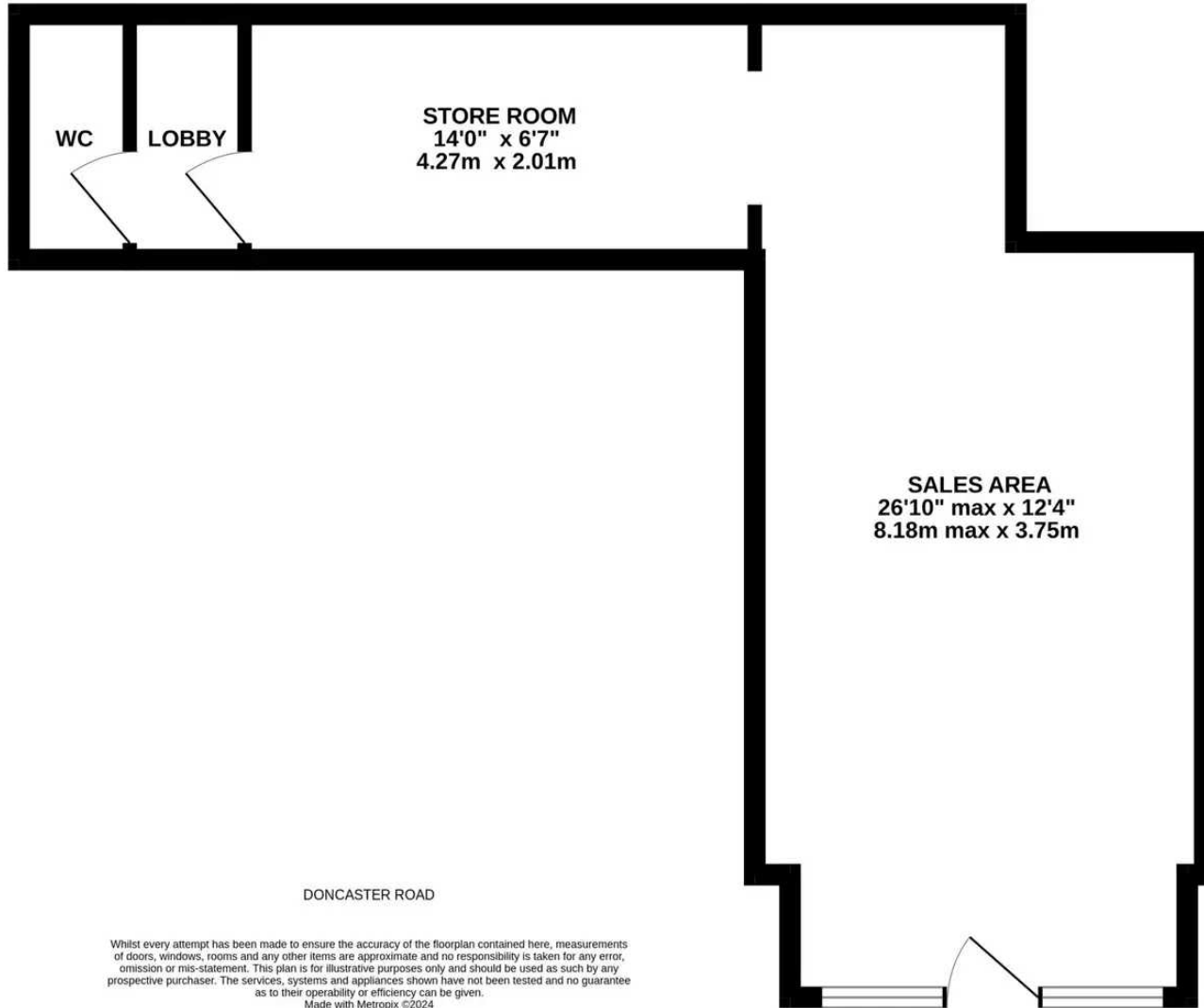
Telephone  
**01226 - 206493**



**Doncaster Road, Barnsley**

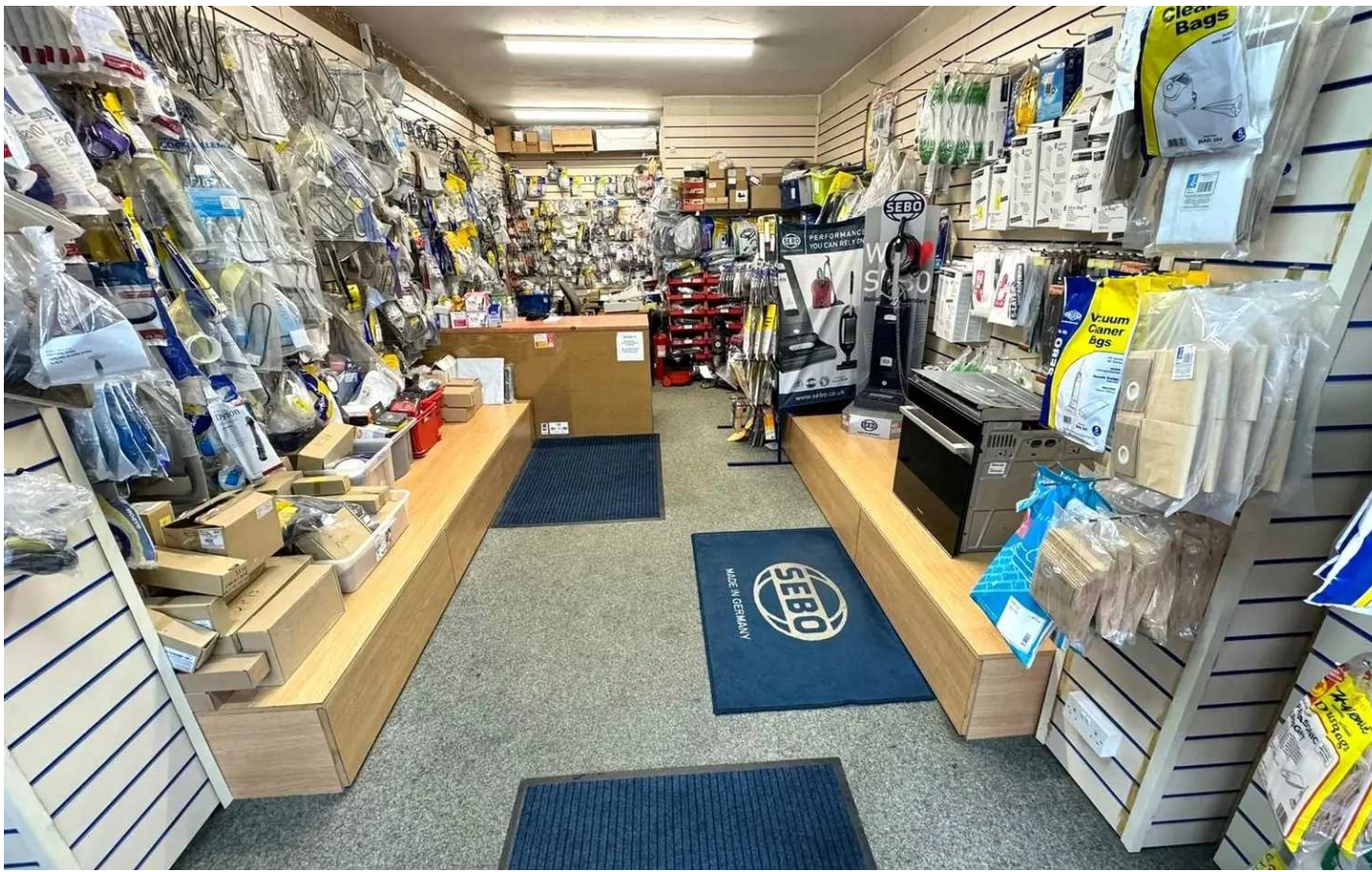
Barnsley

Offers in Region of **£100,000**



DONCASTER ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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WONDERFULLY LOCATED JUST OFF THE MAIN THROUGHFAIR OF DONCASTER ROAD IS A SINGLE STOREY INNER TERRACED COMMERCIAL PREMISES WITH BROADGLAZED FRONTAGE HAVING RETAIL/OFFICE SPACE THE GROUND FLOOR. FOR THOSE WHO SEEK TO OWN THEIR OWN BUSINESS PREMISES THIS IS AN IDEAL OPPORTUNITY TO BE LOCATED IN A BUSY LOCATION WITH OTHER FACILITIES VERY CLOSE AT HAND. THE PREMISES COMPRISES OF RETAIL/OFFICE SPACE (26'10" X 12'4"), STORE ROOM, AND WC. THE PREMISES IS ESTABLISHED WITHIN EASY REACH OF THE M1 MOTORWAY AND BEING CLOSE TO THE MAIN TOWN CENTRE LINK ROADS THIS IS AN OPPORTUNITY FOR A LOCAL BUSINESS OR INDEED A REGIONAL BUSINESS. PLEASE BE ADVISED THAT VIEWINGS ARE STRICTLY BY APPOINTMENT.

#### **ENTRANCE**

In a bustling commercial location, with on street parking before it. The shop has a centrally located glazed door with display windows to either side.

#### **SALES AREA**

This glazed door gives access through to the large sales area (see floor layout plan). This being particularly deep, has a good ceiling height and is well presented.

#### **REAR EXTERNAL**

To the rear, an opening gives access through to a workshop/store area. There is a further store area and W.C.

#### **RATEABLE VALUE**

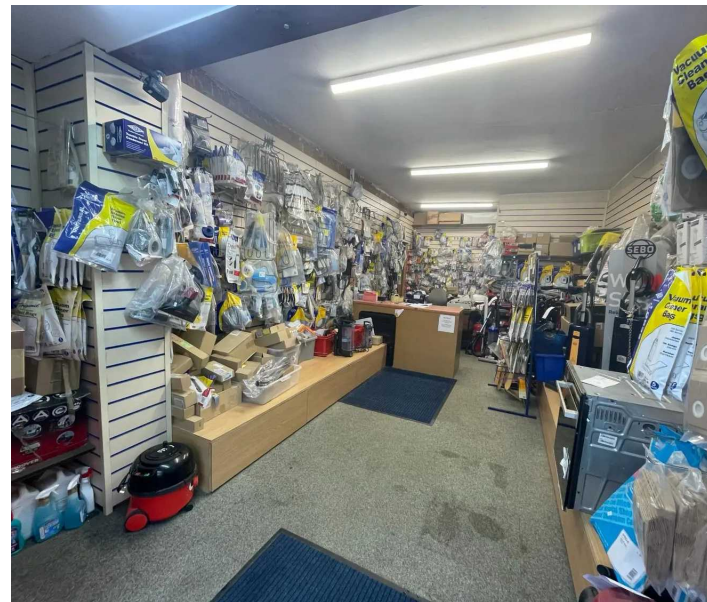
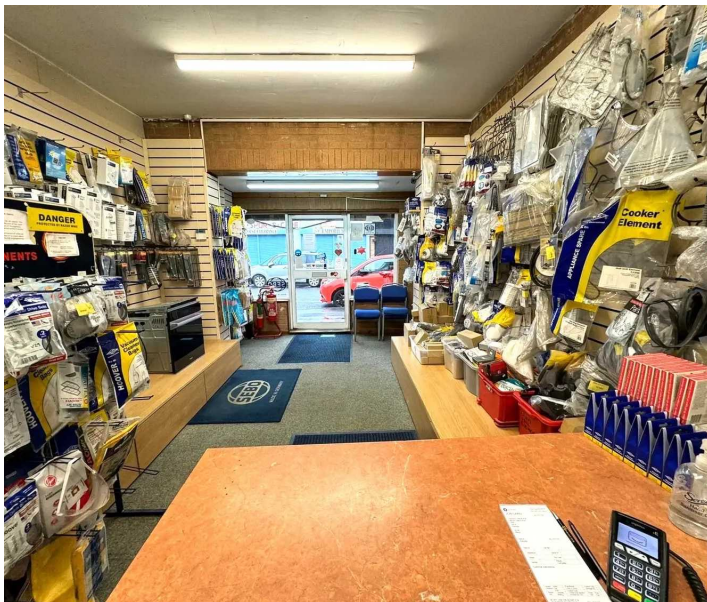
Interested parties are advised to make their own enquiries with the Local Authority.

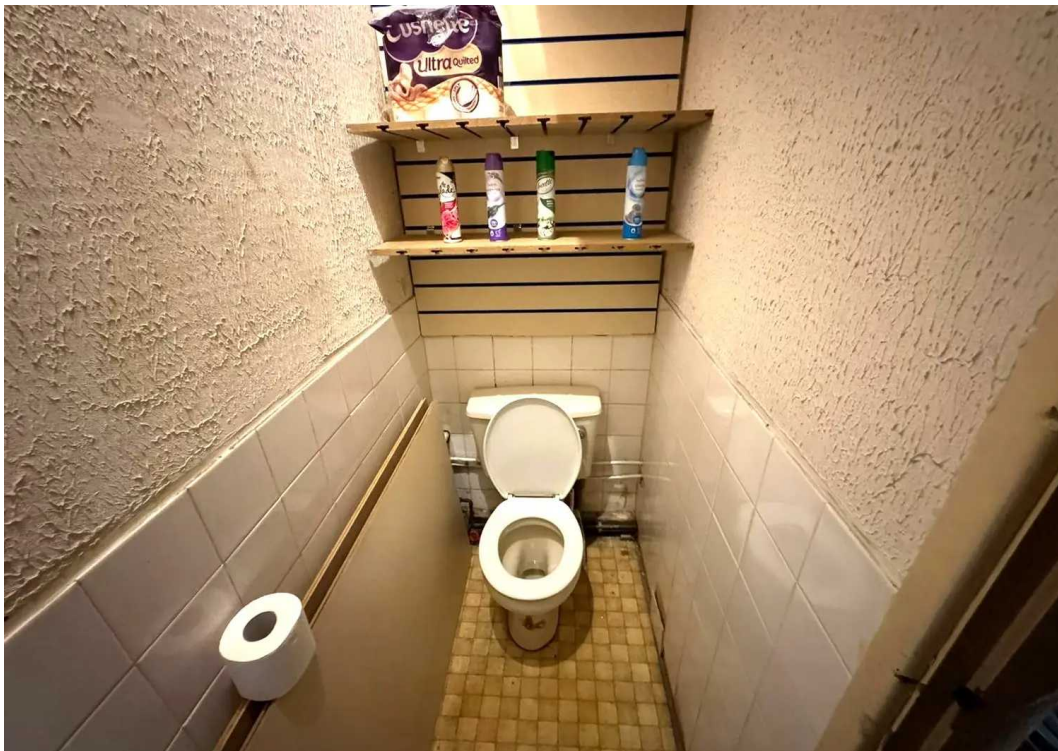
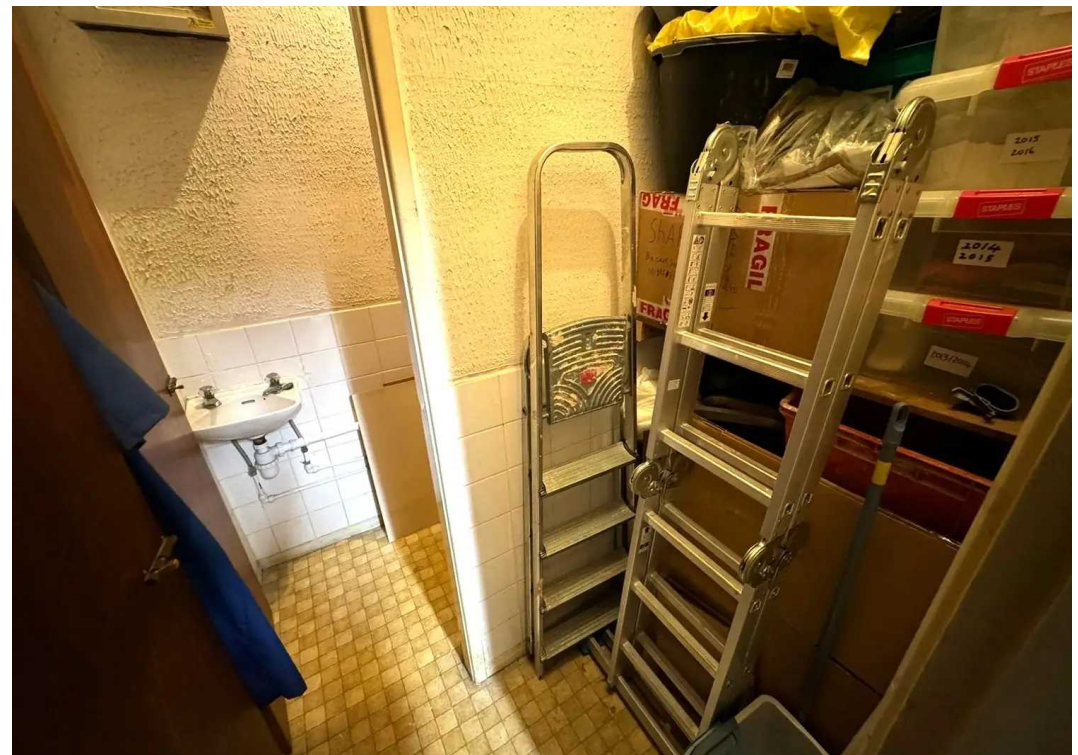
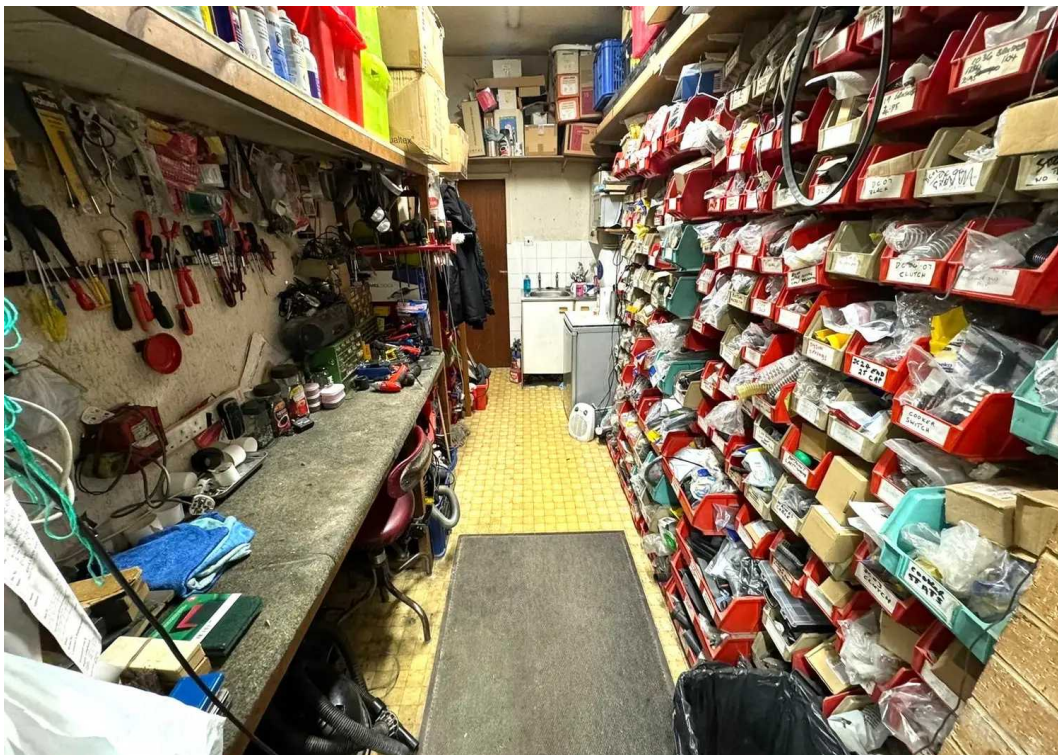
#### **LEGAL FEES**

Each party is responsible for their own legal fees incurred in the transaction.

#### **VAT**

VAT is not applicable on the purchase price.





## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements

if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY

SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 23/03/2024

## PROPERTY VIEWING NOTES -

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## Simon Blyth Estate Agents

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