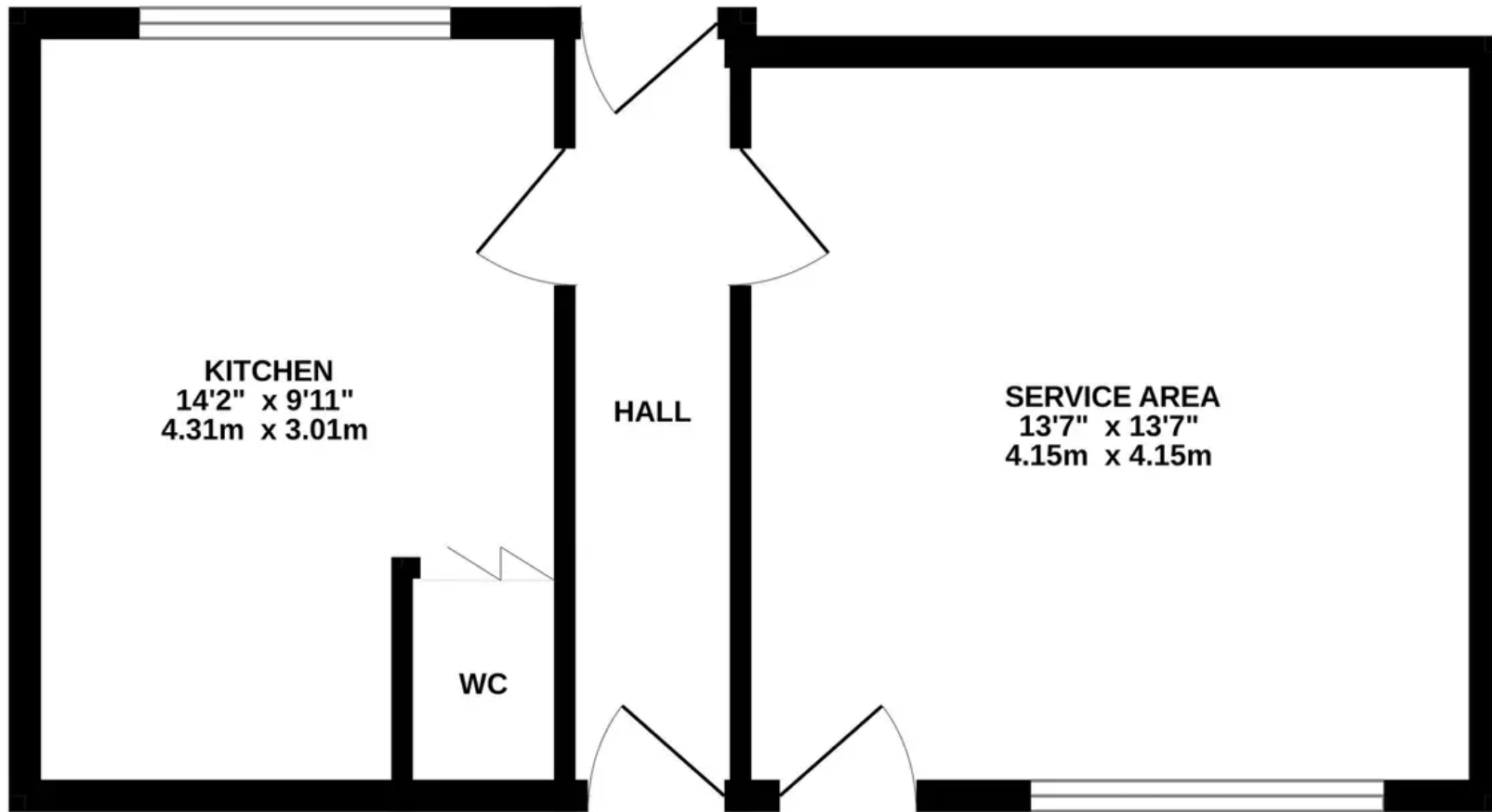




Darton Fisheries, Church Street, Darton.

In Excess of **£115,000**

Barnsley



DARTON FISHERIES

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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Darton Fisheries

Church Street, Barnsley

Darton Fisheries is a well-established business situated in detached premises just off Station Road, Darton. Located on Church Street, the building is situated to the rear of Co-Op Convenience Store within walking distance of Darton Train Station and close to a mix of residential and commercial properties. The property is brick built with part having a pitched tiled roof and part flat roof which was replaced last year. There are roller security shutters to doors and windows.

- VIEWING HIGHLY RECOMMENDED
- WELL ESTABLISHED TAKEAWAY BUSINESS
- DETACHED PREMISES
- POPULAR VILLAGE LOCATION



SERVICE AREA

13' 7" x 13' 7" (4.15m x 4.15m)

The counter area is extremely well presented and is fully fitted with stainless steel counters, serving areas and three fryers. There is extraction and the area is fully tiled with strip lighting.

INNER HALL

There is a corridor linking the two sides of the building which is also used for some storage.

KITCHEN AREA

14' 2" x 9' 11" (4.31m x 3.01m)

The kitchen area / prep room is of a particular good size and has a variety of equipment and storage within it. The WC is accessed from here.

W.C

OUTSIDE

Externally there is a small area to the front of the property and there is a right of way to the property over the car park.

Offers in excess £115,000 are sought for the premises, business, goodwill and equipment.

Further information on the business accounts are available upon request





ADDITIONAL INFORMATION

The EPC is a E-53 and the council tax band is C, and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730

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 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



Simon Blyth Estate Agents

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