

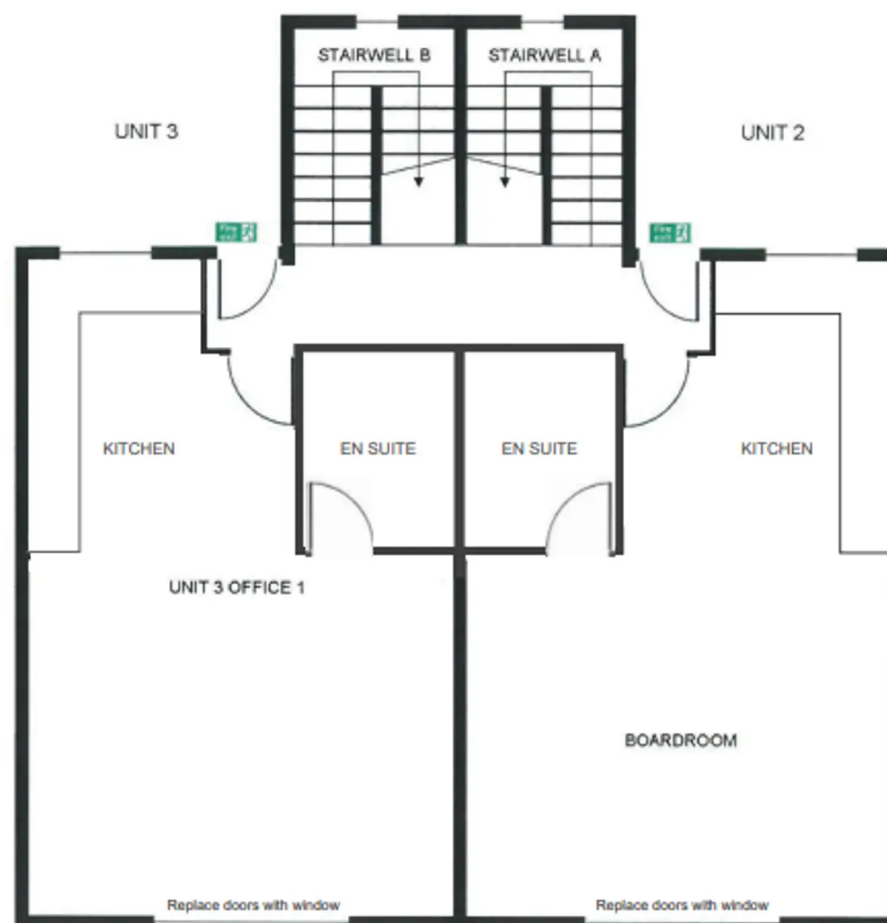


**2, Burleigh Court,**  
Barnsley

Offers in Region of **£130,000**

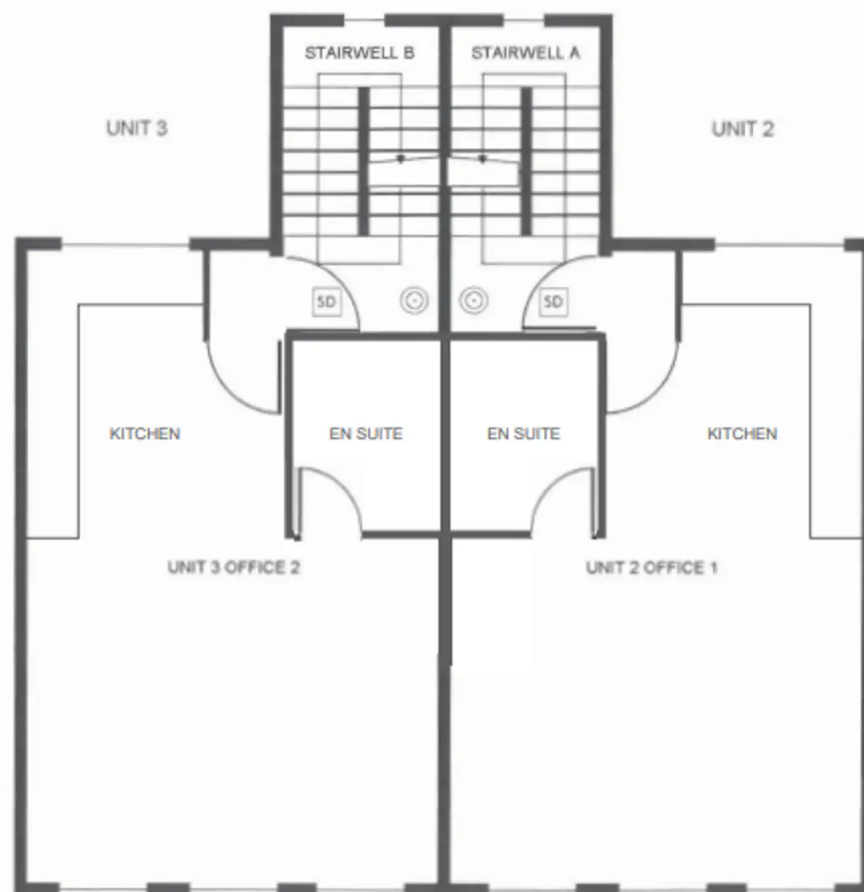
## APPENDIX H – Units 2 & 3 Floor Plans

CLEARVIEW GROUP LIMITED  
BUILDING FLOOR PLAN  
GROUND FLOOR



## APPENDIX H- Units 2 & 3 Floor Plans

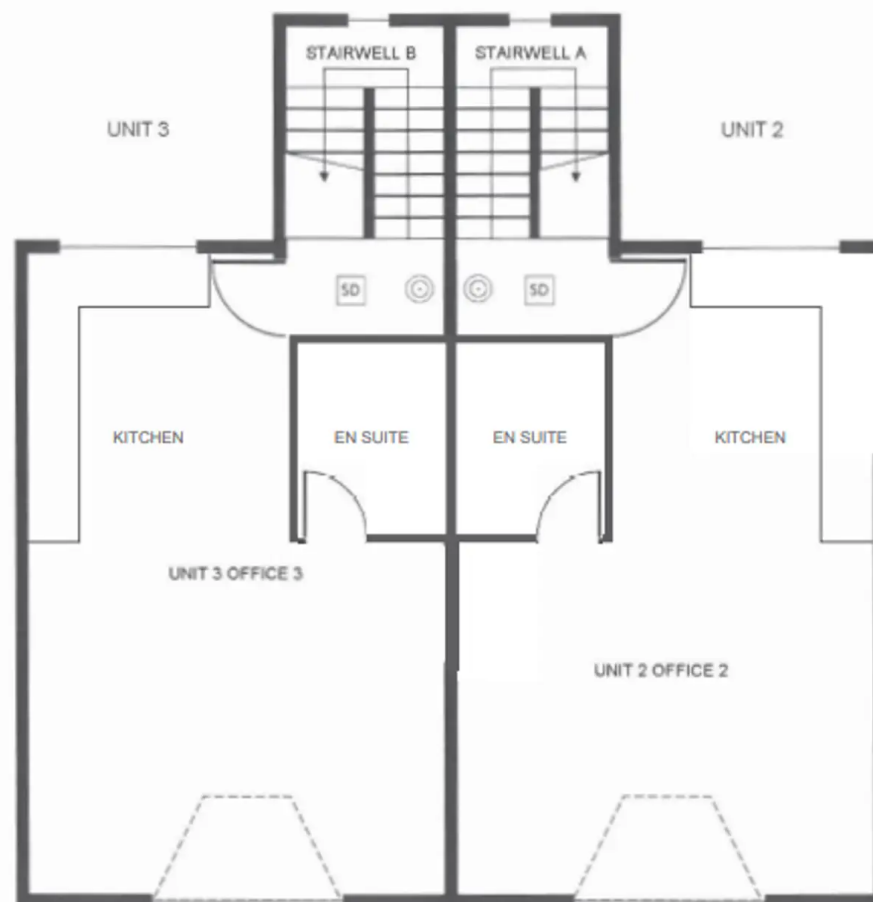
CLEARVIEW GROUP LIMITED  
BUILDING FLOOR PLAN  
FIRST FLOOR





## APPENDIX H- Units 2 & 3 Floor Plans

CLEARVIEW GROUP LIMITED  
BUILDING FLOOR PLAN  
SECOND FLOOR



### KEY

	Power Socket		Smoke Detector		Fire Extinguisher Powder
	Network Point		Fire Extinguisher Water		Fire Blanket
	Fire Call Point		Fire Extinguisher Foam		
	Fire Sounder		Fire Extinguisher CO2		





## 2, Burleigh Court

Barnsley

**UNIT 2 BURLEIGH COURT, BURLEIGH STREET, BARNSELY S70 1XY**

**POTENTIAL LAYOUT IF CONVERTED TO RESIDENTIAL – SUBJECT TO PLANNING**

HIGH QUALITY SELF CONTAINED OFFICE PREMISES EXTENDING TO 1,245 SQ FT (115.66 SQ M) LOCATED IN CENTRE OF BARNSELY WITH 4 CAR PARKING SPACES. SUITABLE FOR OWNER OCCUPIERS, INVESTORS AND POTENTIAL FOR RESIDENTIAL CONVERSION INTO 3 STUDIO APARTMENTS (Subject to necessary consents)

Tenure: Freehold







## LOCATION

Burleigh Court is situated to the south of Barnsley Town Centre, overlooking the Alhambra roundabout with the town centre within walking distance and in close proximity to Morrisons Supermarket and McDonalds.

## DESCRIPTION

The property forms part of a terrace of offices and predominantly open plan and set over ground, first and second floors. There is a kitchen and meeting room on the ground floor and the offices benefit from the following • Suspended ceilings with cat II lighting • Fully carpeted • Excellent natural light • 4 Car parking spaces The property has a net internal area of 1,425 sq ft ( 115.66 sq m). We also offer for sale Unit 3 Burleigh Court which is currently connected with Unit 2 and is a mirror image. Therefore the two properties can be sold as one as well as on an individual basis.

## BUSINESS RATES

Interested parties are advised to make their own enquires with Barnsley Metropolitan Borough Council.

## POTENTIAL RESIDENTIAL CONVERSION

There is the potential to convert the property in to studio apartments. No planning permission has been obtained for this but we have included some plans to show what could be achieved. Interested parties are advised to make their own enquiries regarding the conversion to the planning department

## PRICE

Offers around £130,000. VAT is not applicable on the purchase price. This is inclusive of bills but exclusive of VAT

## VIEWINGS

For further information or an appointment to view please contact Gina Powell on 01226 731730 or [gina.powell@simonblyth.co.uk](mailto:gina.powell@simonblyth.co.uk)

## **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





## Simon Blyth Estate Agents

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