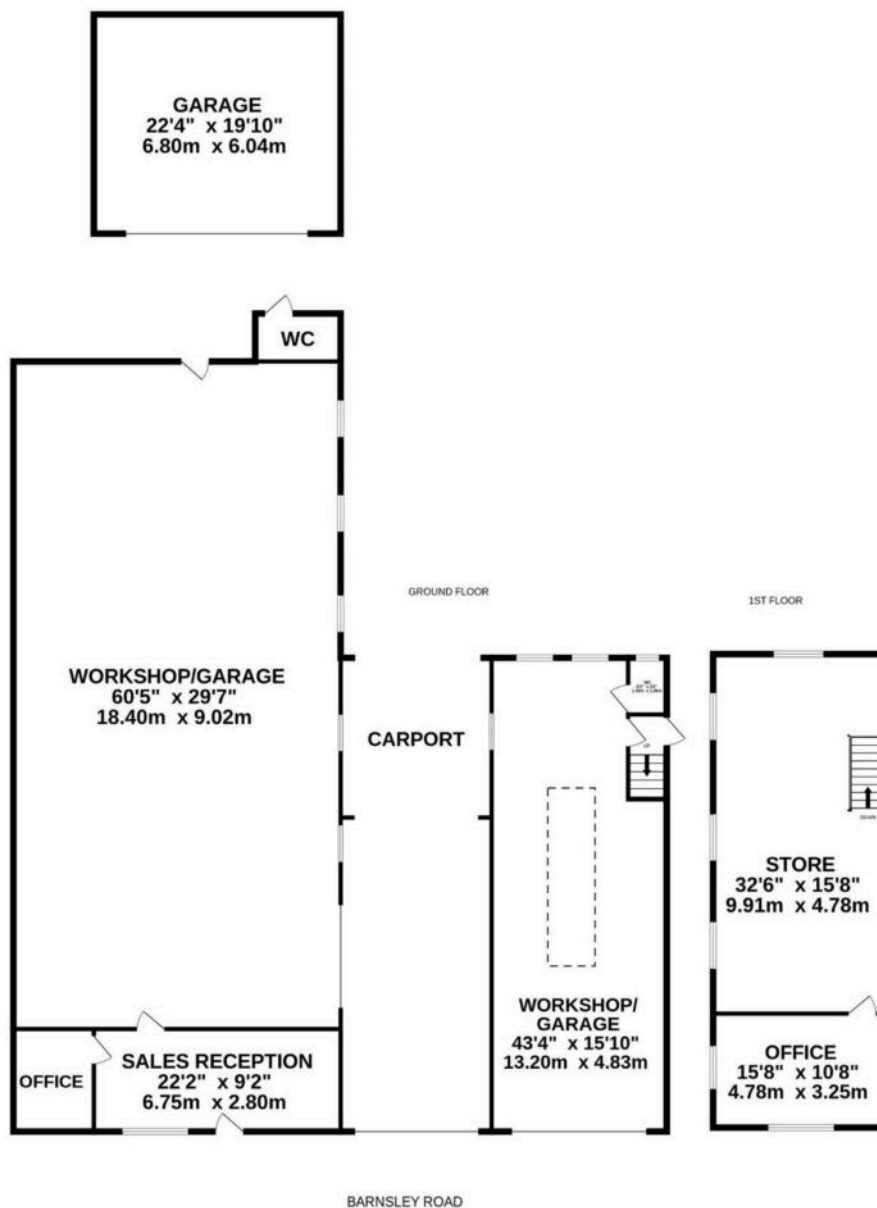




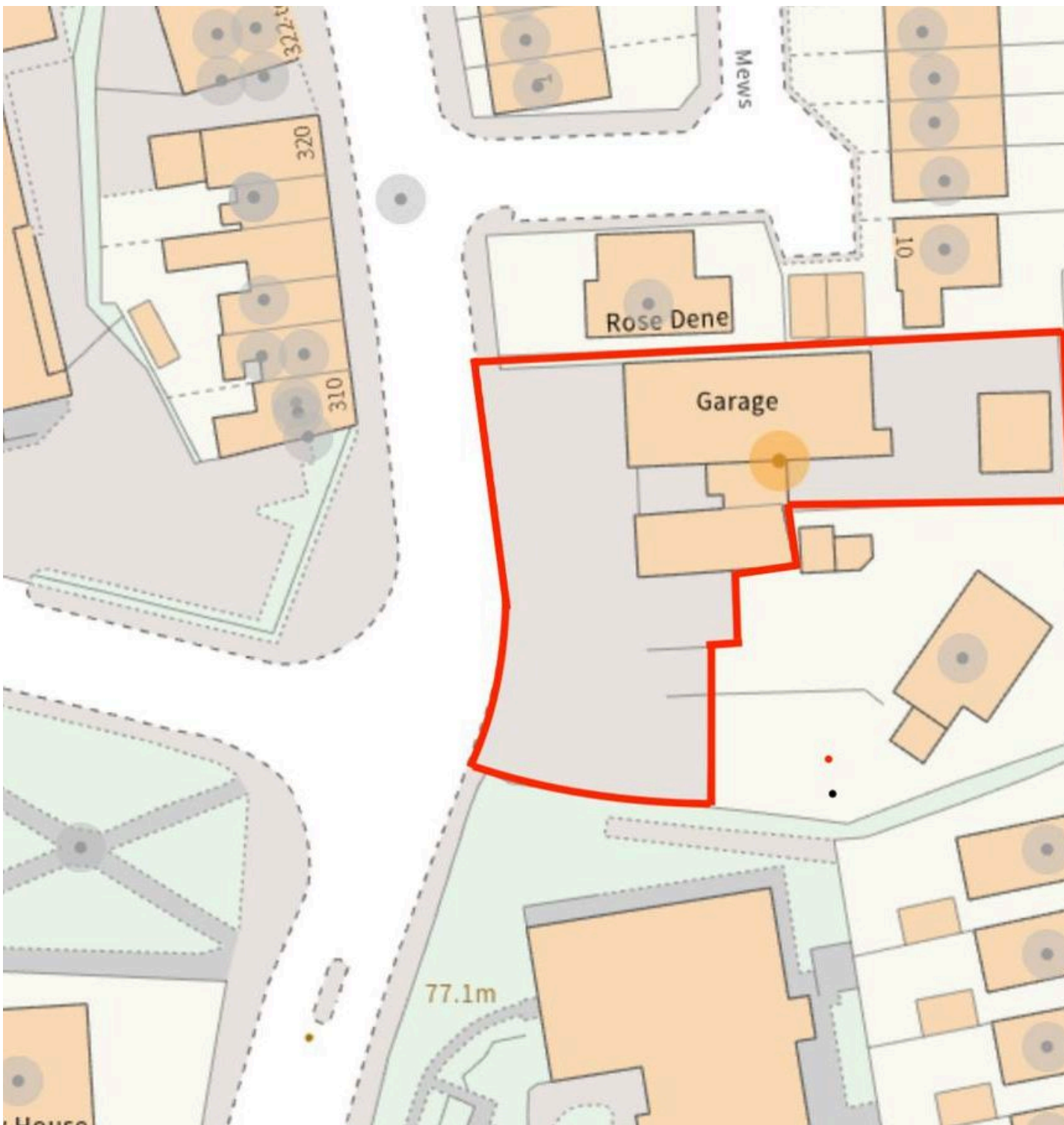
The Garages, Barnsley Road

Barnsley

Offers in Region of **£375,000**



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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The Garages,

Barnsley Road, Barnsley

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

GARAGE/INDUSTRIAL UNITS WITH PROMINENT ROADSIDE FRONTAGE AND CAR PARKING

A fantastic opportunity for an owner occupier, investor or developer to purchase a prominent roadside commercial unit which has been used as garage, body shop repair and car sales by the current owner. Situated on Barnsley Road twixt Cudworth and Shafton, the buildings extends to approximately sq ft (sq m) and sits on a site of approximately 0.3 acres. There is good parking to the front and further yard area to the rear of the property.

- Established Garage/Motor Sales Site
- Roadside Position
- Development Potential
- Of interest to Owner Occupiers, Investors and Developers

Simon Blyth
ESTATE AGENTS

LOCATION

The property is located on Barnsley Road, Cudworth, approx. 4 miles Northeast of Barnsley Town Centre. Barnsley Road is the main road running through Cudworth to Shafton and the property is located within walking distance to all local facilities including an Aldi Supermarket and within a highly populated residential area.

PROPERTY

The site comprises 3 detached buildings, large single storey workshop with full height roller shutter door and offices to the front, a detached two storey workshop with MOT inspection pit, full height roller shutter door and offices/store at first floor level and a large detached double garage to the rear of the site. The buildings extend to approximately 3,690 sq ft (342.43 sq m) with the site totalling approx. 0.3 acres.

RATEABLE VALUE

The property has a rateable value of £11,250. Interested parties are advised to make their own enquiries to the Local Authority.

PRICE

Offers around £375,000. VAT is not applicable on the sale price. The business, name, equipment and goodwill can be available by separate negotiation. For further details please contact the agent.

VIEWINGS

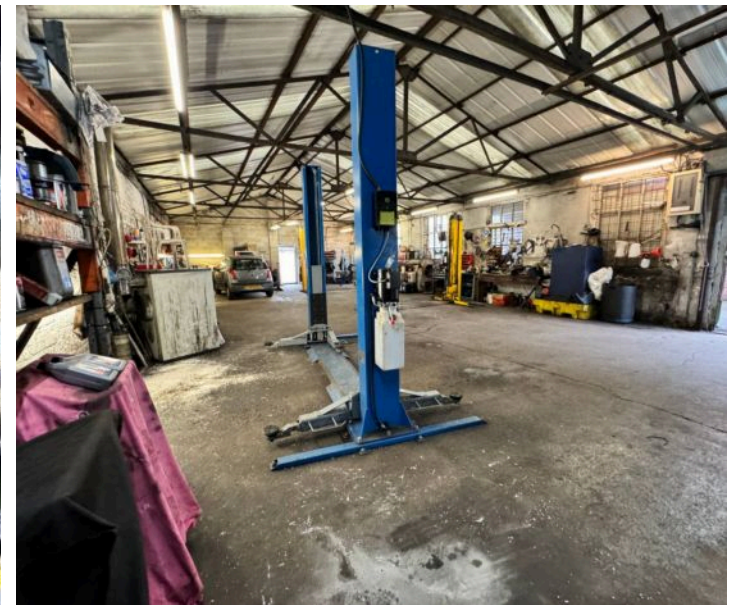
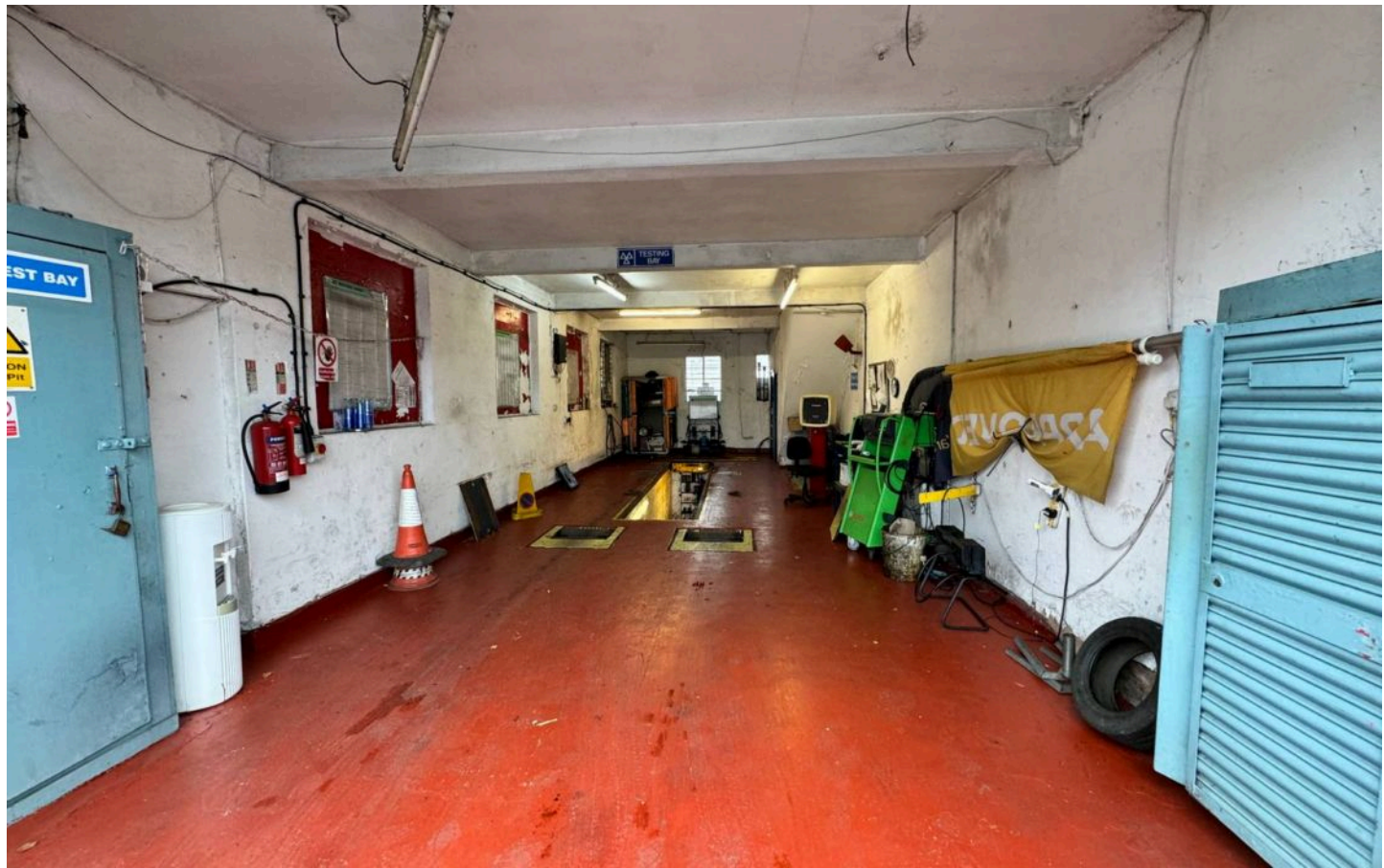
Strictly by appointment, please contact Gina Powell or Rebecca Blyth for further information.

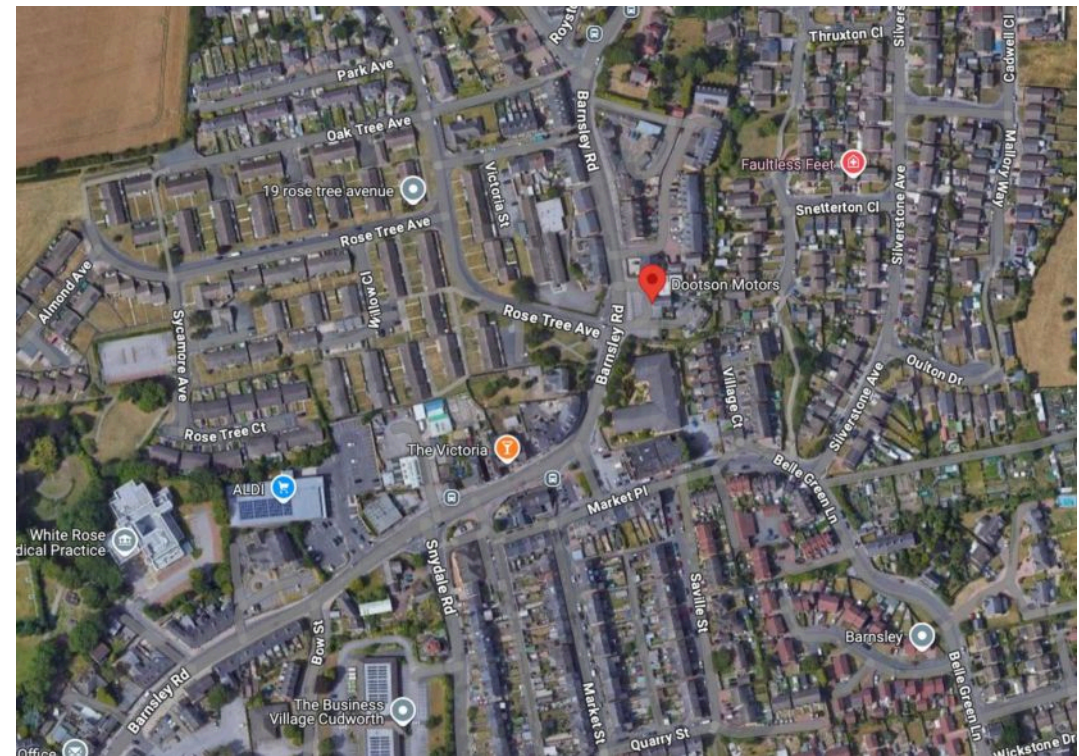
Gina.powell@simonblyth.co.uk or

Rebecca.blyth@simonblyth.co.uk

PLEASE NOTE

There is a right of way over a strip of the site to a residential dwelling to the rear





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 07/10/2024.

PROPERTY VIEWING NOTES -



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