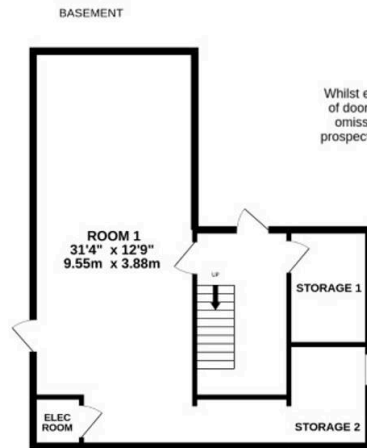
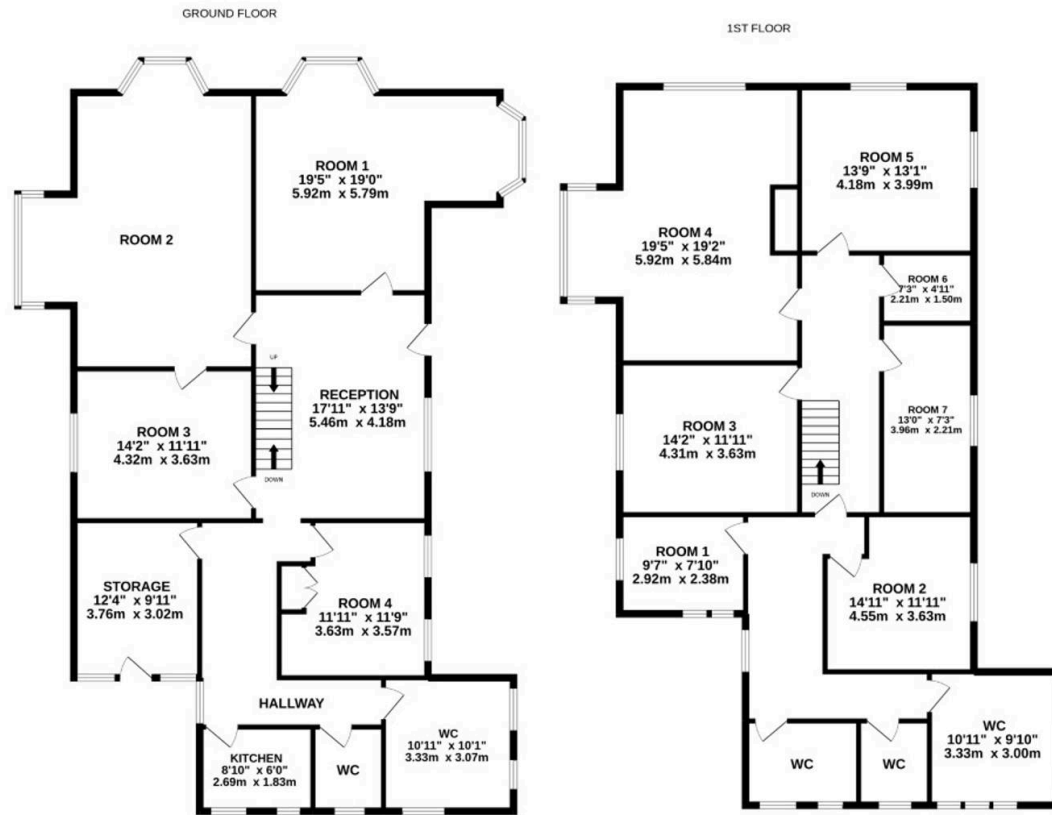




Fairfield House and The Coach House,

Berneslai Close, Barnsley

Offers in Region of **£650,000**



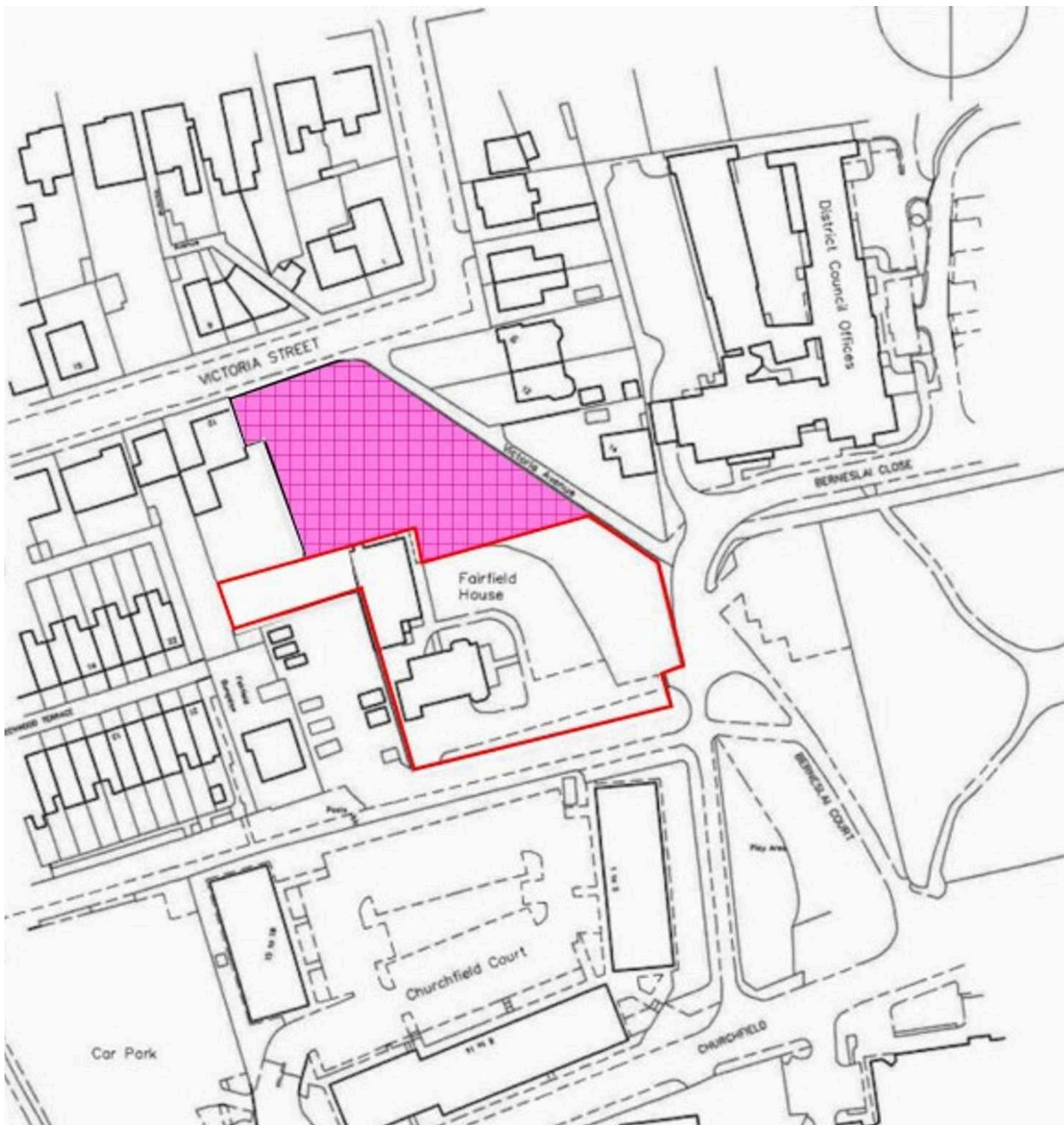
FAIRFIELD HOUSE

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.
 Made with Metropix ©2022

First Floor

Approx. 196.6 sq. metres (2138.1 sq. feet)





Fairfield House and The Coach House,

Berneslai Close, Barnsley

A FANTASTIC OPPORTUNITY TO PURCHASE A THRIVING TOWN CENTRE OFFICE INVESTMENT PROPERTY WITH AMPLE PARKING LOCATED IN BARNSELY TOWN CENTRE.

- Excellent investment opportunity
- Period offices located close to the town centre set on 0.72 acre site
- 90% occupied with a gross rental income of £68,640 per annum
- ERV of £95,640 per annum when remaining suite let
- Adjacent site with residential planning available by separate negotiation as shown by the area outlined in pink on the plan.

Tenure: Freehold

EPC Energy Efficiency Rating: E

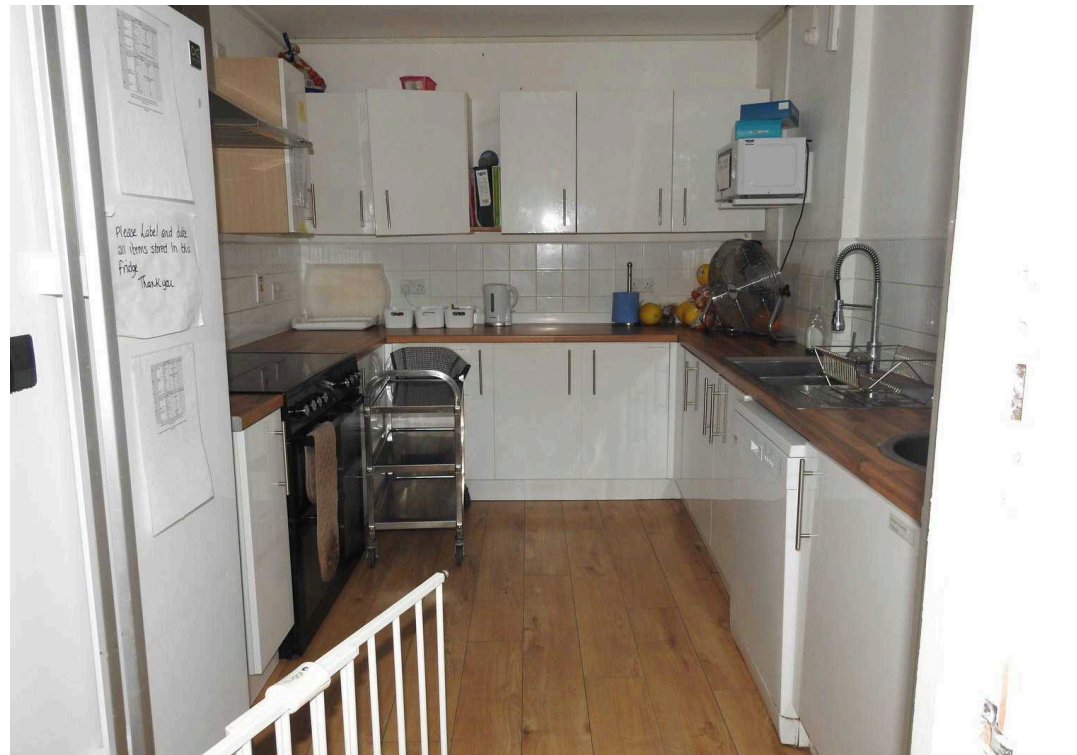
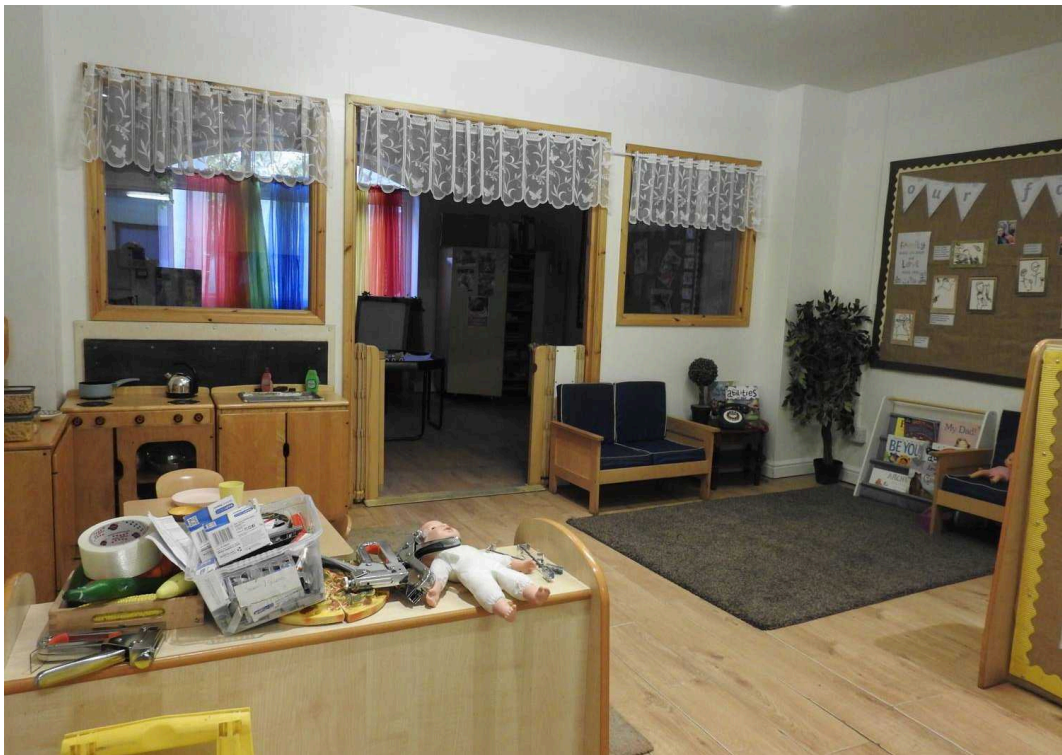
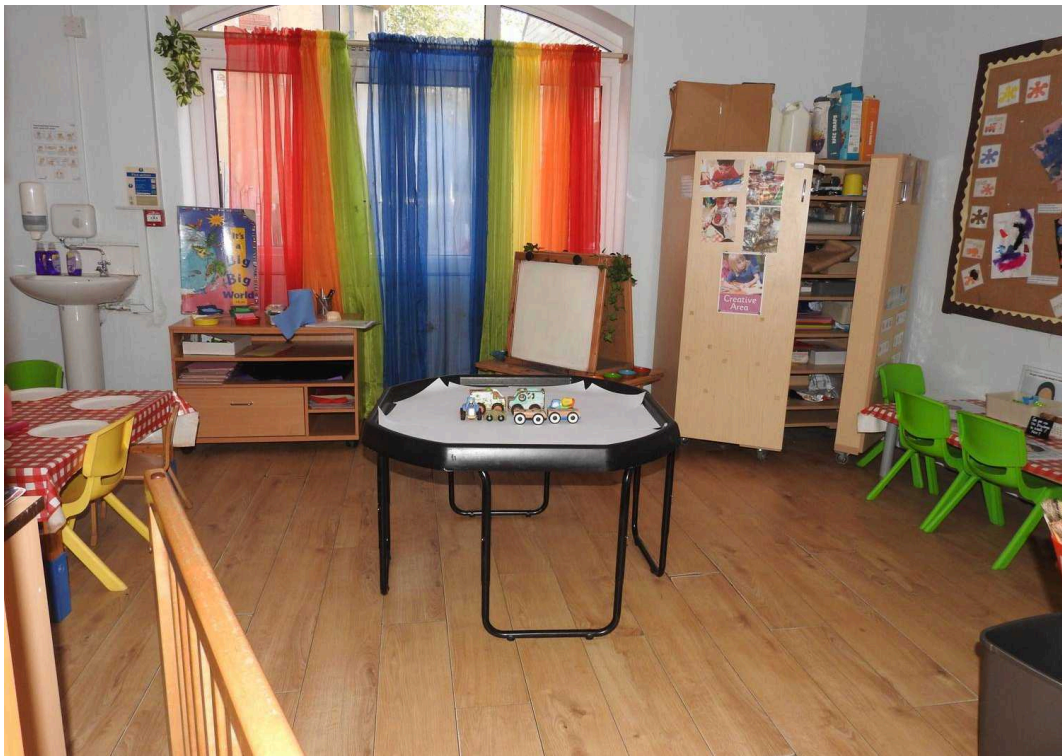
LOCATION

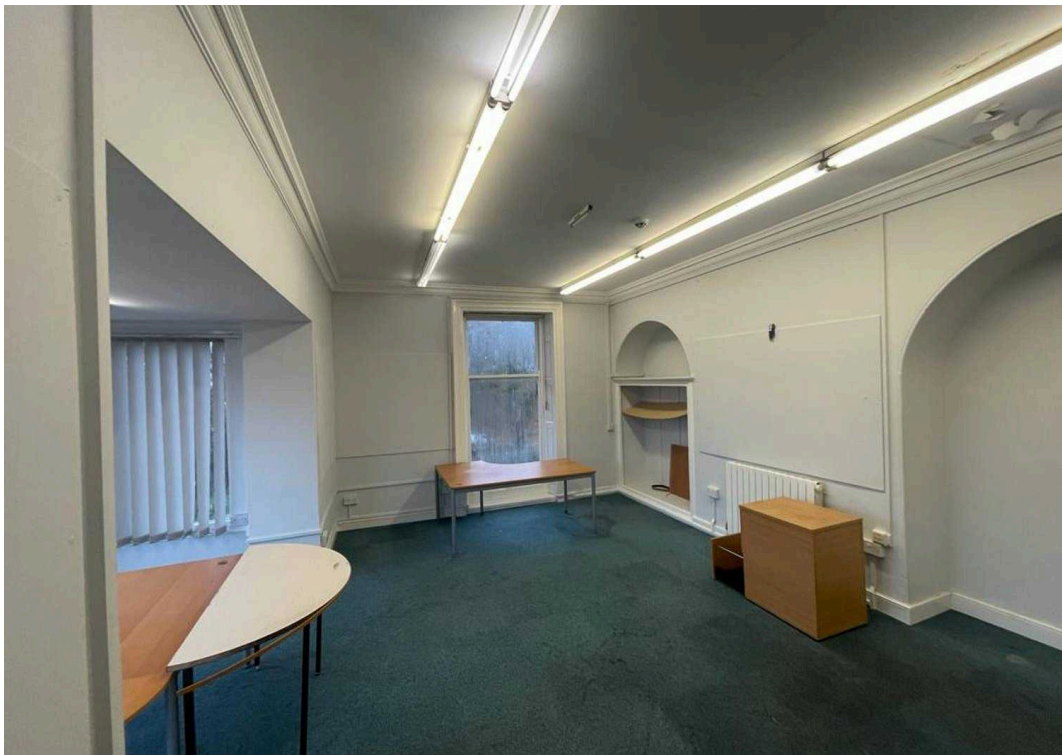
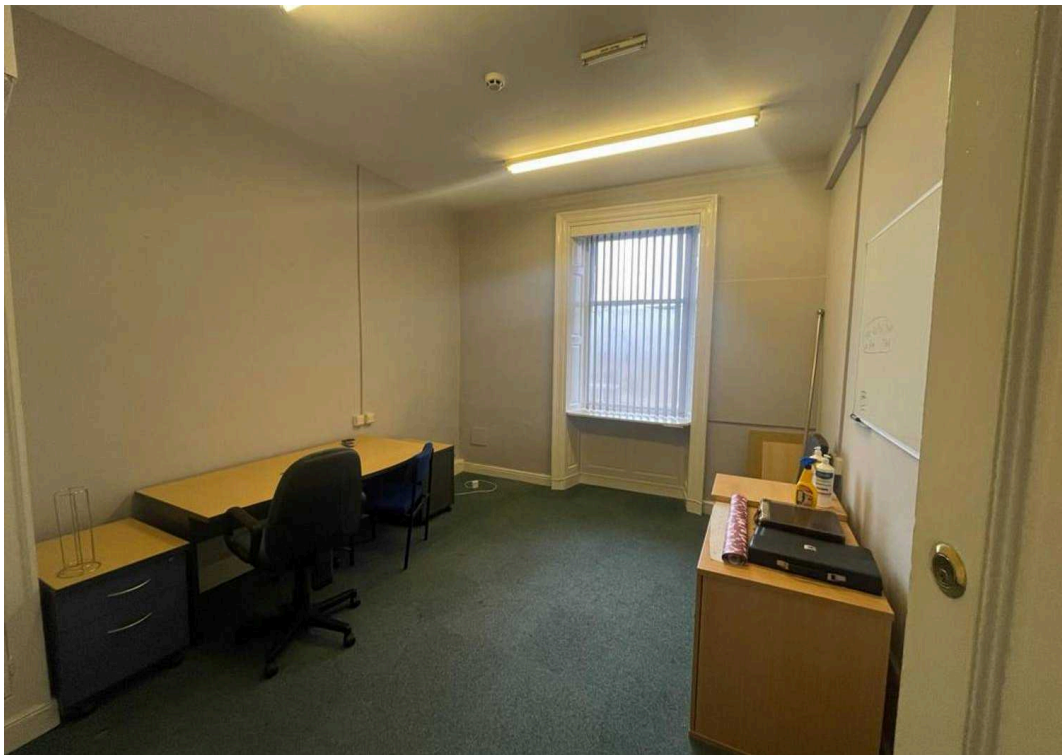
Barnsley has recently undergone significant regeneration & investment creating a modernised town centre with new Cinema, Glass Works Market, bars and restaurants. Fairfield House and The Coach House are located just off Bernslai Close within walking distance of Barnsley Town Centre. There is an abundance of amenities close by and neighbouring occupiers including Barnsley College, South Yorkshire Police and Gateway Plaza development.

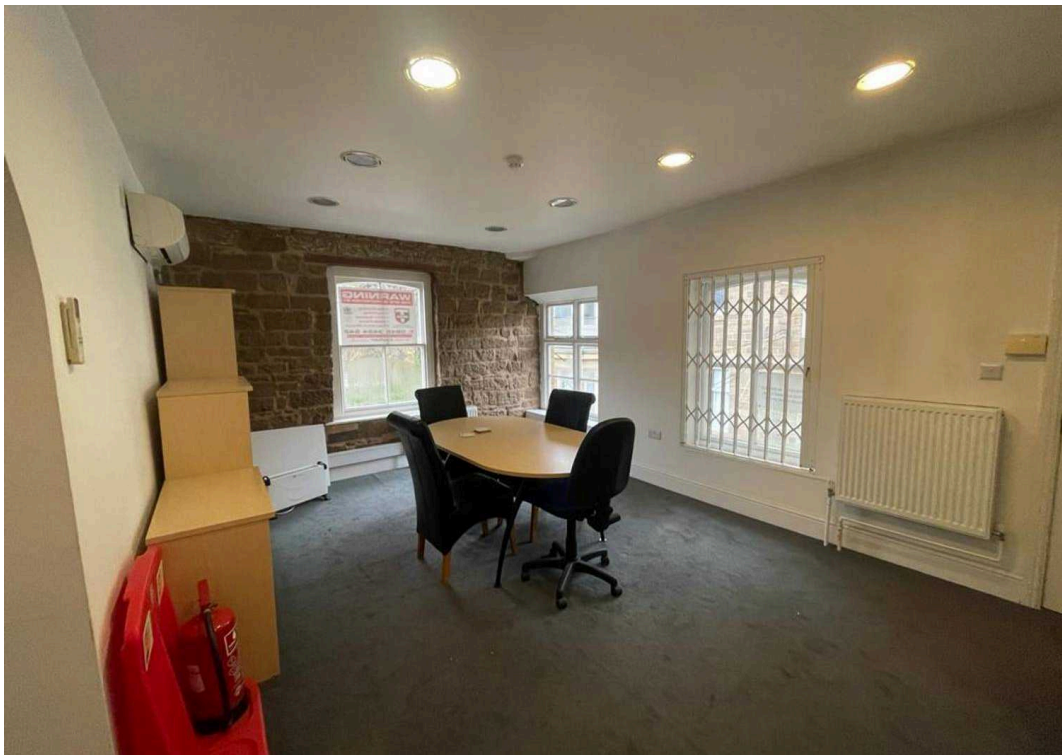
DESCRIPTION

Set within mature tree lined grounds, the properties are accessed through secure gates which leads in to a generous car park and mature grounds. The two detached properties are set to the rear of the site. Fairfield House is a detached period stone built property which has 10 rooms set over lower ground floor, ground floor and first floor along with a communal entrance hall, kitchen and W.C facilities. Fairfield House is currently fully let and offers high quality office space throughout. There is gas fired central heating via two recently installed boilers. The Coach House is a two storey stone built period property with self-contained offices to ground and first floor. The ground floor is let with the first floor currently vacant. The first floor can be let as whole or split if required. The property has a separate gas fired central heating boiler for both floors.











FAIRFIELD HOUSE	FLOOR	TENANT	
ROOM 1	GROUND FLOOR	KABUKI DAY NURSERY	Jun-23
ROOM 2	GROUND FLOOR	KABUKI DAY NURSERY	Jun-23
ROOM 3	GROUND FLOOR	KABUKI DAY NURSERY	Jun-23
ROOM 4	FIRST FLOOR	MARK BOOTH	Feb-14
ROOM 5	FIRST FLOOR	CARING STARS	Feb-24
ROOM 5A	FIRST FLOOR	CARING STARS	Feb-24
ROOM 6	FIRST FLOOR	DAVID OLDFIELD, PSYCHOTHERAPIST	May-24
ROOM 7	FIRST FLOOR	VERITY	Jul-24
ROOM 8	FIRST FLOOR	MARK BOOTH - ARCHIVE STORAGE	
ROOM 9	LOWER GROUND	KABUKI DAY NURSERY	
COACH HOUSE			
GROUND FLOOR		KABUKI DAY NURSERY	Mar-16
FIRST FLOOR		VACANT	

The properties have the following net internal areas;

	SIZE SQ FT	SIZE SQ M
Fairfield House	2,954	274.42
The Coach House (GF)	1,100	102.19
The Coach House (FF)	1,874	174.09
TOTAL	5,928	550.70

FAIRFIELD HOUSE	FLOOR	TENANT	
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COACH HOUSE			
GROUND FLOOR		KABUKI DAY NURSERY	Mar-16
FIRST FLOOR		VACANT	

RENTAL INCOME

The property produces a gross rent of £68,640 per annum with an ERV of £95,640 per annum upon letting of The First Floor of The Coach House. All tenants apart from Kabuki Day Nursery are on 12 month licence agreements. Further information on the breakdown of rents is available upon request. Annual running costs for the property last year were £28,531 which included repairs, insurance, cleaning, light and heating. This is predominately relates to Fairfield House as the tenants at The Coach House are responsible for their utility bills and cleaning.

RATEABLE VALUE

Each room is separately assessed and tenants are responsible for the rates.

PRICE

We are seeking offers around £650,000 exclusive of VAT.

VIEWING

For further information or an appointment to view please contact Gina Powell or Rebecca Blyth on 01226 731730 or gina.powell@simonblyth.co.uk/rebecca.blyth@simonblyth.co.

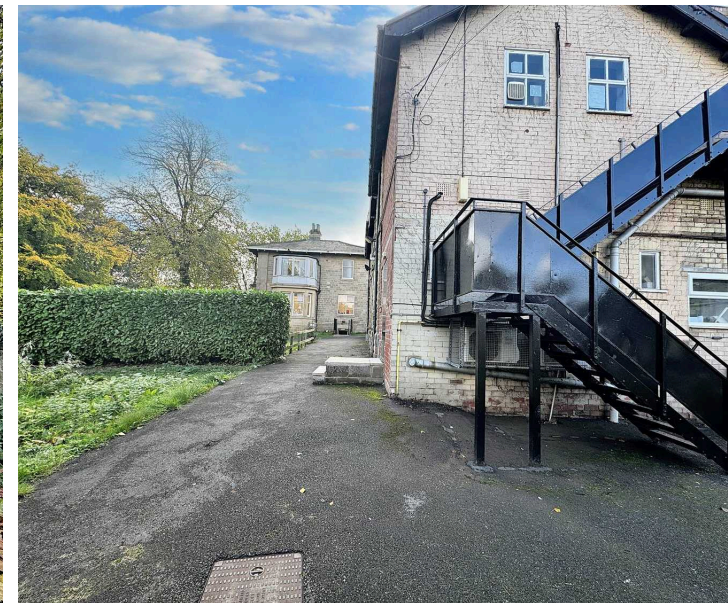
SUBJECT TO CONTRACT

PLEASE NOTE

Please note that the owners of the site also own the adjacent (as shown by the area outlined in pink on the plan) site which fronts Victoria Street and Victoria Avenue which is approximately 0.43 acres. This can be made available by separate negotiation to any interested party. This land has planning granted for 4 houses.

The properties have the following net internal areas;

	SIZE SQ FT	SIZE SQ M
Fairfield House	2,954	274.42
The Coach House (GF)	1,100	102.19
The Coach House (FF)	1,874	174.09
TOTAL	5,928	550.70



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 27/09/2024



Simon Blyth Estate Agents

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www.simonblyth.co.uk/

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