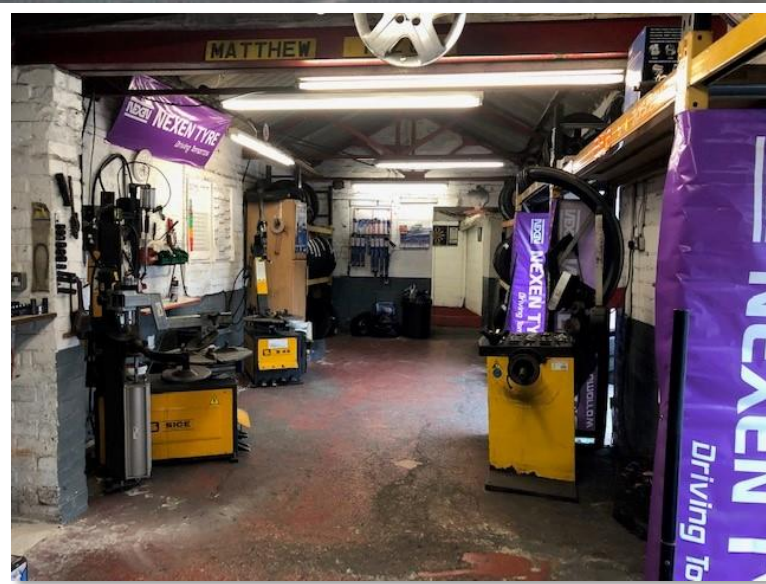


Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



VEHICLE WORKSHOP AND LAND

2 Cobcar Street, Elsecar, Barnsley – S74 8DA

- 139.74 SQ. M. (1,504 SQ. FT.)
- Site area of 0.1 acres
- Workshop equipment available by separate negotiation
- The property also benefits from outline planning permission for removal of existing premises and erection of a block of 2 apartments. (ref 2019/0006)

FOR SALE – DUE TO RETIREMENT

LOCATION

The subject property benefits from a very useful situation only a stone throw from Elsecar Train station. The property lies approx. 6 miles south of Barnsley Town centre and only 3 miles East of Junction 36 M1 Motorway



DESCRIPTION

The property comprises a single storey workshop which has been used for vehicle repairs for many years. If a purchaser wishes to continue to use the premises for the same use the workshop equipment is available by separate negotiation.

The premises benefit from 3 fitting bays, stores, office and canteen. There is a forecourt and additional storage land to one end.

In addition to the current use the premises benefit from outline planning permission for demolition of the existing and erection of two apartments.

ACCOMMODATION

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	139.74	1,504

BUSINESS RATES

The premises have a rateable value of £4,250. The amount payable is calculated using the appropriate UBR and applying any reliefs. For further info please visit www.gov.uk/calculate-your-business-rates

Operators qualifying for small business relief will not currently have any rates to pay.

ASKING PRICE

The property is available Freehold at **£90,000**.

Workshop equipment available by separate negotiation.

Energy Performance Certificate HM Government
Non-Domestic Building

2, Cobcar Street
Elsecar
BARNLEY
S74 8DA

Certificate Reference Number:
0030-2955-0311-9580-2004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

← 244

This is how energy efficient the building is.

Less energy efficient

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VAT & COSTS

VAT is not payable.
Each party are to be responsible for their own costs.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the joint agents – Mark Jenkinson and son

Surveyor acting: Philip Dorman MRICS
Tel: 0114 276 0151
Email: philip@markjenkinson.co.uk

Disclaimer – July 2019

These particulars are believed to be correct, however their accuracy is not guaranteed, and they do not form any part of any contract.

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