

5 3 Doncaster Road, Barnsley S70 1TH

*GUIDE PRICE £40,000 - £45,000

VACANT SALES SHOP - ON COMPLETION

- Lock-up Sales Shop
- Attractively priced to ensure sale
- Popular trading position with street parking
- Located on the fringe of Barnsley town centre
- Security shutters
- Potential for a variety of uses
- Potential for owner occupation or investment

Accommodation

Internal Width 4.01 metres
 Overall Depth 7.12 metres
 Entrance 5.46 square metres
 Sales Area 24.18 square metres
 Kitchen 6.90 square metres
 Staff WCs 4.28 square metres

Tenure Freehold

Rating Assessment

The property is listed as "Shop and Premises" in the April 2017 Rating List with a Rateable Value of £5,400

EPC Rating C

A full copy of the EPC will be available to view via our website

Note

No persons under the age of 18 will be allowed in the premises

VIEWING

By courtesy of the existing tenants

SOLICITORS Kirkwoods Solicitors
 41A Church Road Stanmoor HA7 4AD

