

13 178 Sheffield Road, Barnsley, South Yorkshire S70 4PD

GUIDE PRICE £60,000–£70,000*

VACANT OFFICES

- Substantial stone built end of terrace
- Prominent, high profile corner position on main arterial route
- Long established use as offices
- In need of complete modernisation
- 88.90sq m (956sq ft) over three levels
- Potential for ongoing use or residential conversion (STP)

Ground Floor 42.78sq m

Office 4.66m × 4.68m

Rear Office 4.10m × 3.92m

Rear Lobby & WC's 2.43m × 2.05m
overall

First Floor 33.73sq m

Landing

Front Office 4.68m × 3.44m

Rear Office 3.15m × 3.56m

Former Kitchen 3.35m × 1.92m
WC

Second Floor 12.39sq m

Landing

Attic Room 3.52m × 3.52m with
rear facing Velux window & far
reaching views

Outside

Forecourt

Rear yard with access to basement
cellar

Planning

Interested parties are advised to
make their own enquiries in respect
of possible uses for the property

EPC Rating F

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

VIEWING

Strictly by appointment with
the auctioneers 01142760151 or
reception@markjenkinson.co.uk

SOLICITORS

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