

INVESTMENT

12-14 High Street, Hoyland, Barnsley, S74 9AB

Price on application

- ▶ Prominent Town Centre Position
- ▶ Freehold Retail/Residential Investment

- ▶ Mixed Retail and Residential Investment
- ▶ Currently Producing £26,600 pa

LOCATION

Hoyland has a population of approximately 15,000 people and is situated in South Yorkshire approximately 7 miles to the south of Barnsley town centre. The town is well located for access to the motorway network with junction 36 of the M1 sited approximately 2 miles to the west. The property is situated on High Street in Hoyland town centre.

DESCRIPTION

The property comprises of two retail shops on the ground floor currently one operating as a Fish and Chip takeaway and the other a Tea Room. There is a self-contained flat on the first floor which comprises of a kitchen, living room/dining room, bathroom and two bedrooms.

VAT

N/A

RATING

12 High Street - Rateable Value £6,800
14 High Street - Rateable Value £8,500
14A High Street - Council Tax Band - A

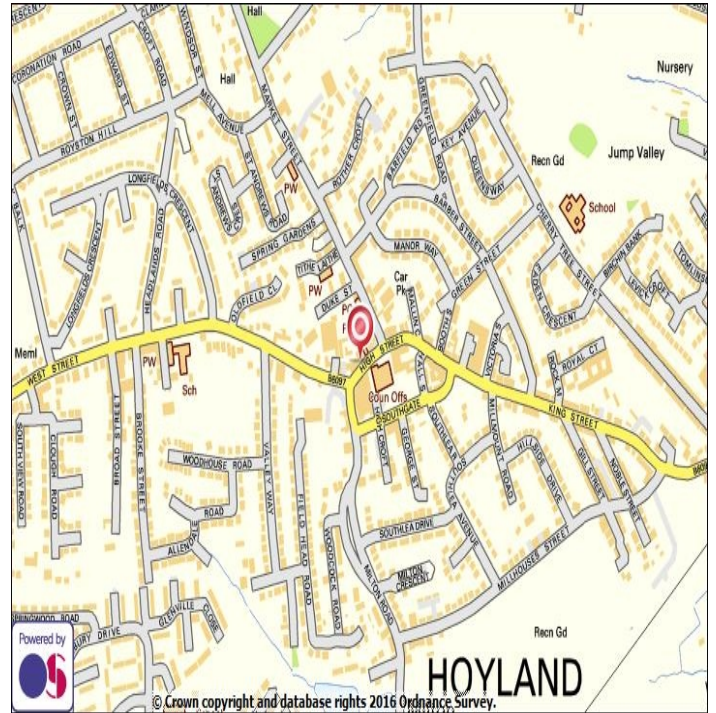
TERMS

The property is held freehold subject to the following tenancies:

- * 12 High Street: Seabird Fish and Chip Shop - 15 year lease from 10th June 2013 with 3 yearly upward only rent reviews @ £12,500 per annum
- * 14 High Street: Tea Room - 2 year lease from 12th October 2023 at £7,200 for year one and £8,400 for year two.
- * First Floor - 12 High Street: AST from February 2024 at £575pcm

SALE

Price on application



LEGAL COSTS

Each party are to bear their own costs.

EPC

12 High Street - 56 (C)
14 High Street - 53 (C)
14A High Street - 62 (D)

VIEWING AND FURTHER INFORMATION

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