



INVESTMENT

31-33 Church Street, Barnsley, South Yorkshire, S70 2AH

£390,000 Guide Price

- ▶ Mixed use investment producing £35,810 per annum
- ▶ Long established Tenants
- ▶ Prominent Town Centre position opposite Barnsley College and close to Town Centre facilities
- ▶ Over 10 year unexpired lease term on retail premises

LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds.

The subject property is situated on Church Street opposite Barnsley College and close to the town centre amenities. Nearby occupiers include Heseltine Bray and Welsh Solicitors, The Cooper Art Gallery and Ridley and Hall Solicitors.

DESCRIPTION

The property comprises of a substantial three storey building comprising of a retail shop on the ground floor and four self-contained apartments on two upper floors. The property is thought to date from around 1890 and is constructed with coursed stonework walls surmounted by a hipped roof covered with slates. The property is fully let producing a gross income of £35,810 per annum with scope for income improvement.

TERMS

Freehold. The ground floor premises are held by way of a 15 year lease from 18th January 2019 at £10,850 per annum.

Flat 1 is let on an AST at £450 pcm

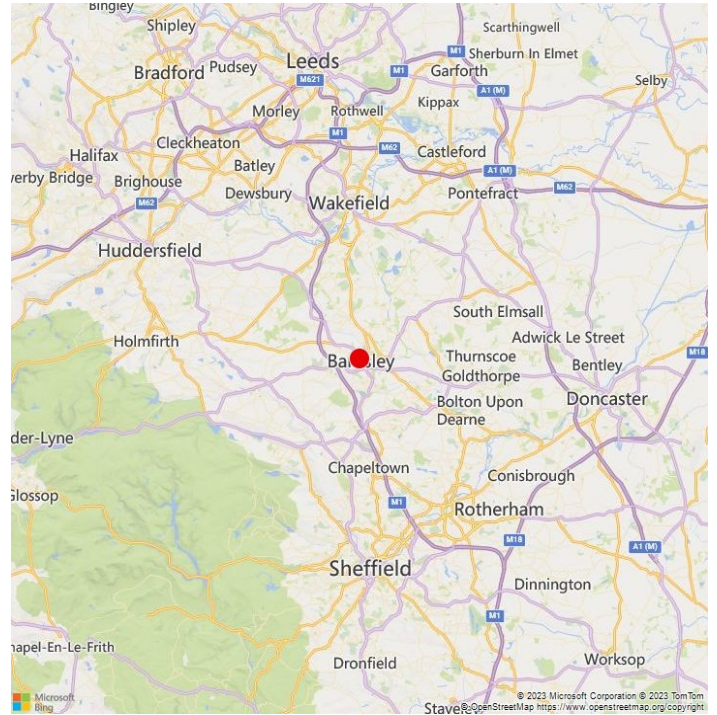
Flat 2 is let on an AST at £550 pcm

Flat 3 is let on an AST at £540 pcm

Flat 4 is let on an AST at £540 pcm

SALE

£390,000 Guide Price



LEGAL COSTS

Each party are to bear their own costs.

EPC

Energy Performance Certificates are available from the agents upon request.

VIEWING AND FURTHER INFORMATION

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