



## RETAIL - TOWN CENTRE

Phoenix House, 3 Blucher Street, Barnsley, S70 1AP

£110,000 Guide Price / £10,000 Per Annum

- ▶ Suitable for a Variety of Uses
- ▶ Excellent Town Centre position close to Post Office

- ▶ Available due to relocation
- ▶ Available Freehold or To Let on a new lease



## LOCATION

Barnsley has an urban population of approximately 245,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

The property is situated within the town centre on the west side of Blucher Street, south of the junction with Pitt Street. Occupiers close by include The YMCA, The General Post Office and Royal Mail Sorting Office, the Hope House Church, Lambert Construction and Punjabi Aroma Hot Food Takeaway.

## DESCRIPTION

Town centre retail / office premises suitable for a variety of uses.

## ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor	763	70.88
<b>Total</b>	<b>763</b>	<b>70.88</b>

## VAT

The seller has not opted to tax and VAT is not applicable.

## RATING

Office and Premises with a Rateable Value of £7,000.

## TERMS

Freehold / Landlord may consider letting.

## SALE

£110,000 Guide Price

## RENT

£10,000 Per Annum



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

An EPC is in the process of being prepared.

## VIEWING AND FURTHER INFORMATION

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