

Mixed Use Investment/Development Opportunity

Elim Church, 5 Warren Quarry Lane, Barnsley, South Yorkshire,
S70 4NF

£199,950 Guide Price

- ▶ Mixed use, part let investment producing £6,600 per annum
- ▶ 436.85 sqm (4,702 sqft) GIA over 3 floors
- ▶ Suitable for a variety of uses
- ▶ Residential tenancy not affected

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 located on Warren Quarry Lane close to the junction with Park Road approximately 0.5 miles to the south of Barnsley Town Centre.

DESCRIPTION

Former public house premises converted to a community church in 2017 with a self-contained 3 bedroom flat on the first floor. The premises are suitable for a variety of alternative uses including a children's day nursery, dance school, gymnasium or offices (subject to planning).

ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor	1,965	182.55
Basement	885	82.22
Flat	1,198	111.29
First Floor Office	655	60.85
Total	4703	436.91

VAT

The vendors have opted not to tax and therefore VAT is not applicable.

RATING

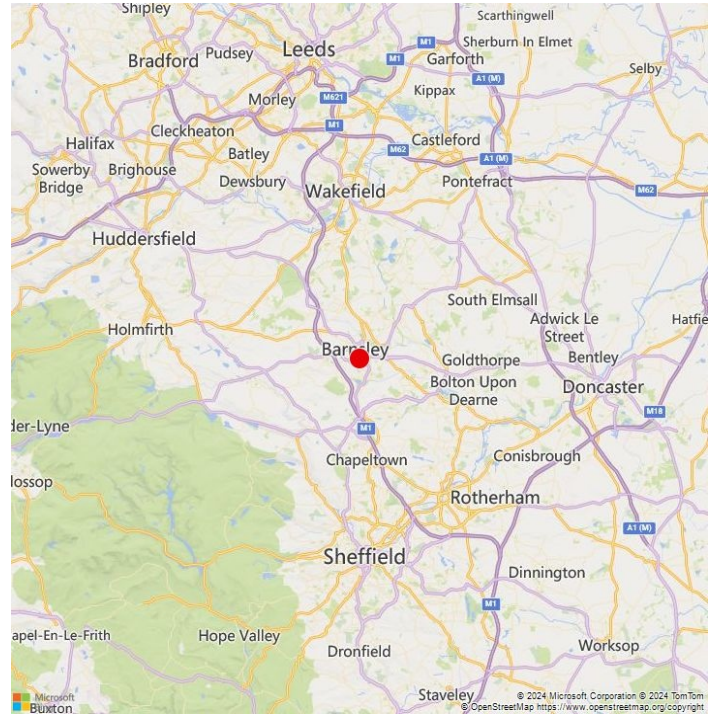
The ground floor has a Rateable Value of £2,600.
The first floor flat is Council Tax Band A.

TERMS

Freehold

SALE

£199,950 Guide Price



LEGAL COSTS

Each party are to bear their own costs.

EPC

The ground floor is exempt from an EPC as it is a place of worship.

The first floor flat has an EPC Rating of 43 (E).

VIEWING AND FURTHER INFORMATION

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