

## RETAIL - SUBURBAN

266 Barnsley Road, Cudworth, Barnsley, South Yorkshire, S72  
8SU

£159,950 Guide Price

- ▶ Prominent High Street Position
- ▶ Suitable for a Variety of Uses
- ▶ Retail Shop with Self-Contained Three Bedroom Flat
- ▶ Nearby Occupiers Include The Cooperative Group, Abbey Vets, Coral and Age UK



## LOCATION

Cudworth is located approximately 4 miles to the north east of Barnsley Town Centre. The property is located on Barnsley Road with nearby occupiers including the Cooperative Group, Abbey Vets, Coral Bookmakers and Age UK.

## DESCRIPTION

The property comprises of a ground floor retail premises with self-contained three bedroom flat on the upper floors.

## ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor Sales Area	753	69.95
Store Room / Staff Facilities	336	31.21
First Floor Flat (Living Room, Kitchen, Bathroom, Three Bedrooms)	1,000	92.9
<b>Total</b>	<b>2089</b>	<b>194.06</b>

## VAT

N/A

## RATING

The property is listed as Shop and Premises with a Rateable Value of £10,750.

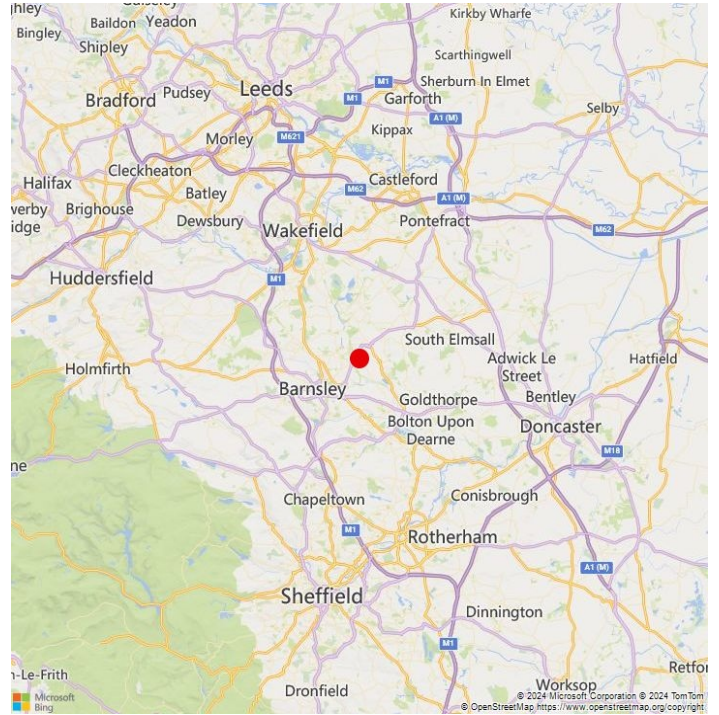
The flat is Council Tax Band A.

## TERMS

Freehold.

## SALE

£159,950 Guide Price



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

The retail unit has an EPC Rating of 70 (C) which expires on the 30th April 2024.

The flat has an EPC Rating of 60 (D) which expires on the 28th March 2031.

## VIEWING AND FURTHER INFORMATION

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