



RETAIL - SUBURBAN

2A & 2C Albany Close, Wombwell, Barnsley, South Yorkshire,
S73

£155,000 Guide Price / Rent on Application

- ▶ Excellent hair salon /retail premises with parking
- ▶ Available freehold or leasehold
- ▶ Flat and shop available as a whole or separately
- ▶ Busy main road position

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 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 Albany Close adjacent to the Ash Inn and fronting on to the A633 Wombwell Lane approximately 1.5 miles to the north west of Wombwell Town Centre and 0.5 miles from the Wombwell Lane Retail Park which contains a Tesco Superstore, Pure Gym, Dunelm and B & M.

DESCRIPTION

Established hair salon premises that would suit a variety of retail/office use together with a self-contained 2 bedroom flat on the first floor. The premises are available for sale or to let as a whole or as separate lettings. The property is constructed with brickwork walls under a flat roof believed to be covered with mineral felt. To the front is a forecourt providing vehicle parking.

ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor: Comprising Salon, Kitchen, Storeroom and WC	515	47.84
First Floor Flat: Comprising Kitchen, Living Room, Two Bedrooms and Bathroom	502	46.64
Total	1017	94.48

RATING

The property is listed as Hair Dressing Salon and Premises with a Rateable Value of £3,750. The flat is in Council Tax Band B.

SALE

£155,000 Guide Price

RENT

Price on application



TERMS

Freehold - The premises are also available to let on terms to be agreed

VAT

N/A

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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