



## Retail non High Street

Central Fisheries, Birk Avenue, Kendray, Barnsley, South  
Yorkshire, S70 3AJ

£75,000 Guide Price

- ▶ Suitable for alternative uses
- ▶ Located next door to the convenience store on Birk Avenue
- ▶ 372sqft
- ▶ Potential for development plus expansion land

## 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 in Kendray on Birk Avenue next to the Go Local Extra convenience store in a dense residential catchment area.

## DESCRIPTION

A retail premises currently fitted out as a hot food take away (fish and chip shop) in a good residential location. Ground floor only with a small plot of land attached. The premises is also suitable for alternative uses.

## ACCOMMODATION

Area	SQ FT	SQ M
Main Shop Area	276	25.64
Food Preparation Area	96	8.92
<b>Total</b>	<b>372</b>	<b>34.56</b>

## VAT

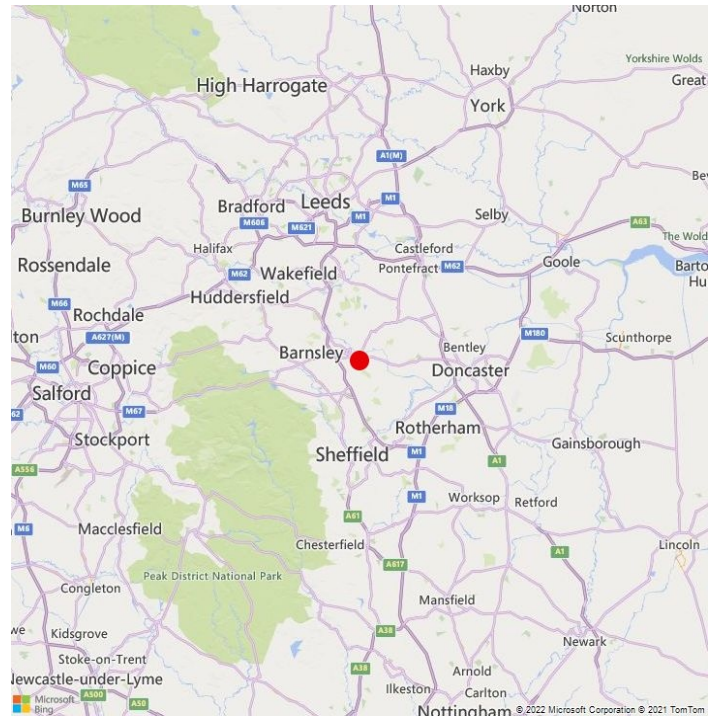
N/A

## TERMS

The property is available freehold with vacant possession upon completion.

## SALE

£75,000 Guide Price



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

An Energy Performance Certificate is available upon request from the agents.

## VIEWING AND FURTHER INFORMATION

**Miss Emma Corbett**

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