



FOR SALE

FORMER SHOPPING CENTRE WITH DEVELOPMENT POTENTIAL

8398 SQ. FT. (780.19 SQ. M.) Building

0.77 Acre Site

Nu Wells Shopping Centre, Wombwell, Barnsley S73 0DR

- **Prominent corner position fronting Hough Lane and Summer Lane**
- **100 space car park to the rear of the site**

FREEHOLD £250,00 subject to contract

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

The property comprises a former shopping Centre with a rear car park situated on a corner position fronting Hough Lane and Summer Lane within Wombwell town Centre. The property is located within a predominantly residential area and could be converted to other uses or redeveloped (subject to planning permission).

ACCOMMODATION

Main building - 8398 SQ. FT. (780.19 SQ. M.)

Site size - 0.77 Acre (0.31 Hectare)

SERVICES

Electric, Gas, Water, Mains Drainage.

BUSINESS RATES

Uniform Business Rate 2023/2024: 51.2p in the £

Rateable Value: 24,000

TENURE

FREEHOLD

Full vacant possession available on completion

PRICE

£250,000 Subject to contract

VAT STATUS

Unless otherwise stated all prices/rents quoted are exclusive of VAT.

PLANNING

Historically, the site has been used for a shopping centre with associated car parking.

It is envisaged that the site itself could be viable for residential development.

We advise all interested parties to liaise further on this matter with Barnsley Councils planning department.

ENERGY PERFORMANCE CERTIFICATE

The property's Energy Performance Certificate is yet to be confirmed.

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

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IMPORTANT NOTICE

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7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

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