



FOR SALE

FORMER WORKSHOP PREMISES

1,438 SQ. FT. (133.59 SQ. M.)

THE OLD CHAPEL, 10 OCCUPATION ROAD, HARLEY, S62 7UF

- **Former joiner's workshop**
- **Potential for residential conversion subject to planning**
- **Situated in the desirable Hamlet of Harley**

FREEHOLD £250,000 subject to contract

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

Situated in the Hamlet of Harley and within easy reach of Wentworth and the amenities it provides the property boasts excellent commuter links and is within easy reach of both the Dearne Valley Parkway and M1 motorway.

The former joiners' workshop is located in a built up mostly residential part of the area. There is potential for residential redevelopment subject to planning with Rotherham Metropolitan Borough Council.

ACCOMMODATION

Ground: 1,009 sq. ft. (93.71 sq.m.)

Mezzanine: 429 sq. ft. (39.81 sq.m.)

Total: 1,438 sq. ft. (133.59 sq.m.)

SERVICES

The property has mains electric, drainage and water.

BUSINESS RATES

Uniform Business Rate 2023/2024: 51.2p/49.9p in the £

Under current legislation, properties with rateable values less than £12,000 are exempt from business rates. This is subject to review by the Local Authority on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

Rateable Value: £3,800

TENURE

FREEHOLD

Full vacant possession available on completion

PRICE

£250,000 Subject to contract

SERVICE CHARGE

Not applicable

VAT STATUS

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

LEGAL COSTS

Each party is to bear their own legal costs in the transaction

PLANNING

The property is located in a conservation area, any interested party should make enquiries directly with Rotherham Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate TBC

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
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3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
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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