



8 Regent Street, Barnsley, S70 2EJ

Offers Around £275,000

*** WITH PLANNING *** Due to a business relocation, the premises will be sold with vacant possession. This excellent business development opportunity in BARNSELEY TOWN CENTRE is one not to be missed.

Four storey listed building with basement, having planning consent for both the first and second floor for four self contained one bedroom apartments. With the ground floor potentially used as two offices.

The prominent position on Regent Street is within the immediate vicinity of a range of retail and leisure facilities and close proximity to transport links.

Barnsley Town Centre

Barnsley town centre is a vibrant market town in South Yorkshire with a strong community spirit, great architecture, and a variety of shopping and entertainment options. The town centre has many places to shop, including high street stores, boutiques, and market stalls. The primary shopping area is on Cheapside and Queen Street, and includes the Alhambra Shopping Centre and The Glass Works.

The town centre has numerous entertainment venues, including bars, nightclubs, restaurants, and The Civic, an arts centre and culture hub. The Civic hosts a variety of events, including theatre, dance, music, comedy, family events, cinema, and exhibitions.

Rateable Values

Interested parties are recommended to make their own enquiries prior to entering into any commitment.

Outline Planning Permission

Application Number: 2024/0114

Change of use for both the first and second floors from offices, to four apartments and two offices to the ground floor.

Further details can be viewed on <https://www.barnsley.gov.uk/services/planning-and-buildings>.

Material Information

Please note this property comes under Section 21 of the Estate Agents Act in that it is owned by a member of our staff.

ACCOMMODATION

Ground Floor



Presently used as office space

Basement

Housing a kitchen area with base unit and stainless steel sink above. Toilet area with two cubicles. There is also a boiler room with storage area.

First Floor



Currently being used as office space

Second Floor



Currently being used as office space

Floor Area

Approximately 354 sq m

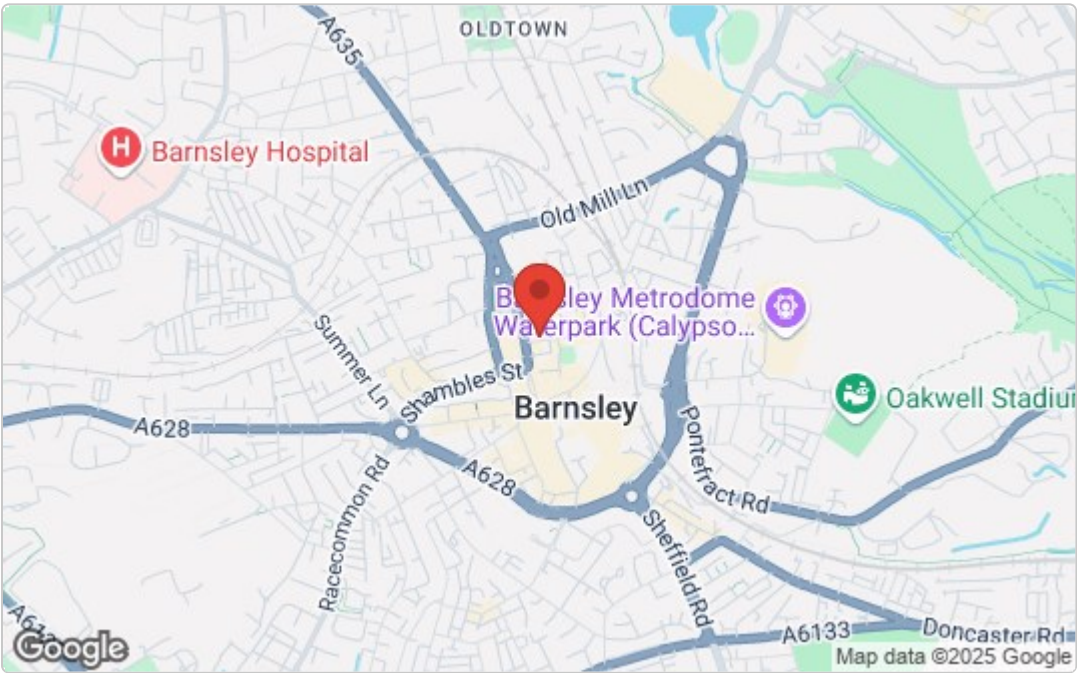
Commercial Tenure

The property is Freehold.

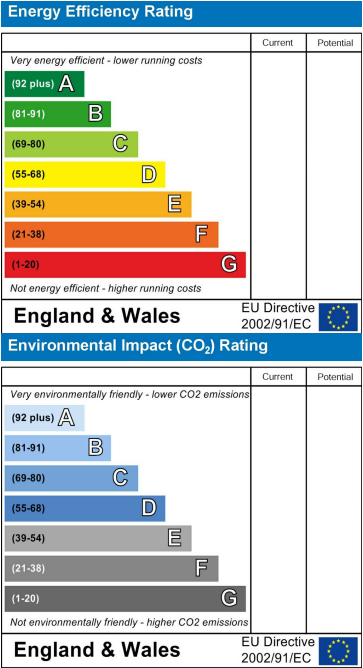
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

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