

SILKSTONE INN

64 MARKET STREET · BARNSELY · S70 1SN

FREEHOLD

TOWN CENTRE PUBLIC HOUSE
FOR SALE ON BEHALF OF
JD WETHERSPOON



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- **Freehold**
- **Town centre location**
- **Ground floor trading accommodation**
- **External beer terrace to the front elevation by way of a pavement licence**
- **Re-development potential to the upper floors**
- **Short distance from Barnsley Interchange**
- **High standard of fit out**
- **GIA - 1,051.0 Sq M (11,313 Sq Ft)**
- **Offers in the region of £400,000, plus VAT if applicable**
- **[Google Street View Link](#)**

LOCATION

Barnsley is a market town in South Yorkshire which is situated approximately 14 miles north of Sheffield and 20 miles south of Leeds. The town is located off the M1 motorway and is serviced by public transport with Barnsley Interchange being a combined Railway and Bus Station.

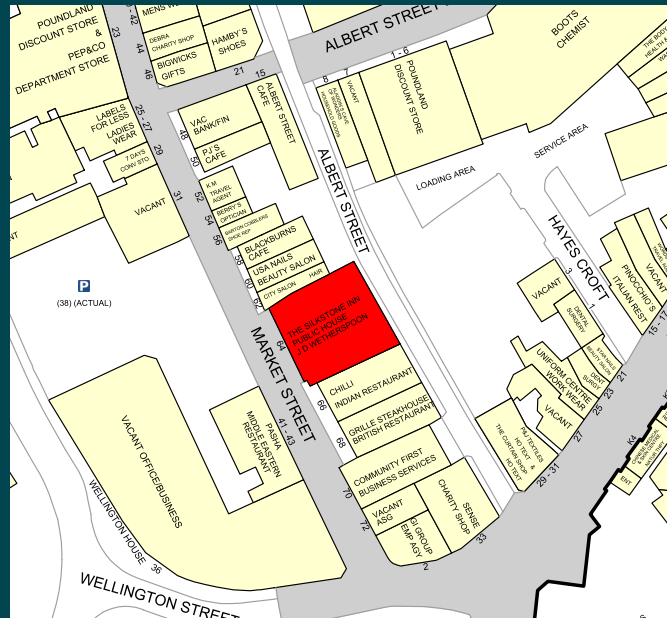
The Silkstone Inn is situated fronting the pedestrianised Market Street, close to both the Alhambra and Glass Works Shopping Centre's. The surrounding locality is predominantly commercial with nearby occupiers including Wilko, Primark and Poundland.

DESCRIPTION & ACCOMMODATION

The Silkstone Inn comprises a three storey mid terraced building of brick and stone elevations beneath a multi pitched roof. The property has the benefit of a beer terrace to the front by way of a pavement licence for approximately 20 customers.

Ground Floor: Open plan traditional trading accommodation with a bar servery to the side and seating on loose tables, chairs and fixed booths. To the rear is a catering kitchen and stores.

Basement: Customer WC's, office, beer cellar and stores.



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First & Second Floors: The upper floors provide a former function room and office accommodation which are currently used for storage.

APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading	217.0	2,336
Basement	Ancillary	189.0	2,034
First	Ancillary	345.0	3,714
Second	Ancillary	300.0	3,229
Total		1051.0	11,313

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

RATEABLE VALUE & EPC

2017 Rateable Value - £83,000

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:00 Sunday to Thursday and 01:00 Friday and Saturday.

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GUIDE PRICE

Offers in the region of £400,000, plus VAT, if applicable, are invited for the benefit of our client's freehold interest.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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jdwdisposals.co.uk



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