



40-42 Sheffield Road

, Barnsley, S70 1HP

Price Guide £110,000



Prominent Retail Premises with Upper Floor Accommodation – Barnsley

An excellent opportunity to acquire this detached, two-storey retail property occupying a prominent position on the busy A61 Sheffield Road, on the south eastern fringe of Barnsley Town Centre.

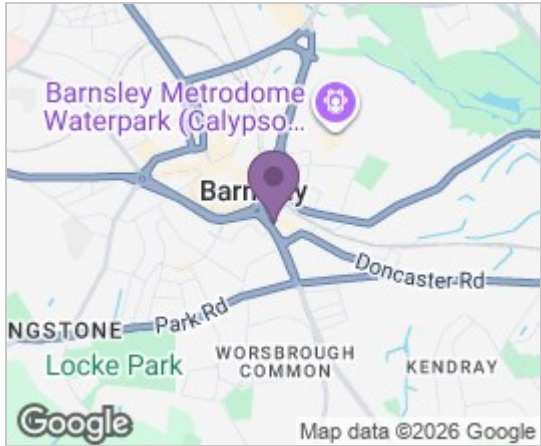
The property comprises a ground floor retail unit with additional accommodation to the first floor, along with useful cellar storage. Currently utilised as letting offices, the premises also benefit from a private yard area to the rear.

The property is well-served by mains water, electricity, and drainage, and is heated via a gas central heating system.

Situated within a mixed-use area of retail shops, offices, licensed premises, and food outlets, the property is within close proximity to the Alhambra Shopping Centre and benefits from excellent transport links. Junction



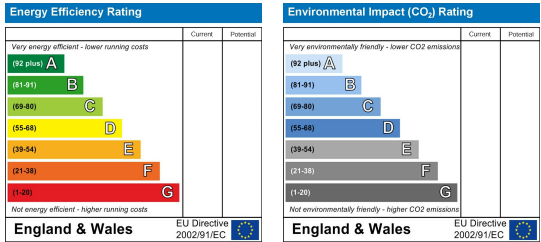
Area Map



Floor Plans



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.