



Hilltop Cottage, North Lane  
Cawthorne, Barnsley  
South Yorkshire, S75 4AG

Tel: 01226 791984

Fax: 01226 792383

Mobile: 07957 167322

Skype: chris.rowlandsandco

Web: [www.chrisrowlands.co.uk](http://www.chrisrowlands.co.uk)

Email: [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

## FOR SALE

**GLEBE HOUSE, 1 KIRKFIELD WAY,  
ROYSTON LANE, ROYSTON,  
BARNSELY, S71 4NN**

**VERSATILE BUILDING SUITABLE FOR  
A VARIETY AND COMBINATION OF  
USES INCLUDING RETAIL, OFFICE,  
STORAGE, GARAGING, STUDIO,  
SURGERY AND RESIDENTIAL**



## SITUATION

The property is situated on the corner of Kirkfield Way and Royston Lane in a predominantly residential locality between Carlton and Royston. It overlooks open fields.

Royston is a small urban centre four miles to the north of Barnsley but well placed for connections to Wakefield, Pontefract and other centres throughout South and West Yorkshire. The M1 motorway junctions 37 and 38 are each about fifteen minutes drive time.

## DESCRIPTION

This is a detached brick built property with a concrete tiled roof. It was built about twenty years ago and used initially as a retail mini-market with a flat above. It has subsequently been extended and used as a carpet and floor coverings showroom. The configuration of the building means that it is very versatile and suitable for a variety of retail, commercial or residential uses.

## ACCOMMODATION

	Description	Dimensions	Sq ft	Sq ft
<b><u>Main Building</u></b>				
<b>Ground Floor</b>	Workshop	23'7" x 20'0"		480
<b>First Floor</b>	Office 1	14'8" x 11'6"	170	
	Office 2	12'9" x 9'11"	127	
	Office 3	10'1" x 7'10"	79	
	Kitchen	7'8" x 5'0"	39	
	WC/Store	7'11" x 5'0"	41	456
			<u>          </u>	<b>936</b>

	Description	Dimensions	Sq ft	Sq ft
<b>Annexe</b> <b>Ground Floor</b>	Retail 1	23'7" x 13'4"	313	
	Retail 2	23'7" x 12'8"	297	610
<b>First Floor</b>	Store 1	16'10" x 13'6"	228	
	Store 2	16'8" x 12'9"	213	441
				<b>1051</b>

## EXTERNAL

There is a tarmac forecourt and parking area to the front of the building and at one side.

## SERVICES

Mains services comprising water, drainage, gas and electricity are connected.

## RATES

An extract from the 2010 Valuation List is reproduced below:

Billing Authority Reference	Description	£ RV	C	Effective Date
<a href="#">50606094923728</a>	STORE, OFFICE AND PREMISES	5,900	N	01 Apr 2010

This assessment included the whole of the building including the first floor which is currently assessed as offices. If the building is split, each part will be re-assessed for rating purposes.

National non domestic rates are payable in accordance with the Uniform Business Rate which for 2010/2011 is 41.4p in the £.

## PRICE

£150,000 (One Hundred and Fifty Thousand Pounds).

## VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984

---oOo---

**April 2010**

### IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.