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FOR SALE or TO LET

COMMERCIAL BUILDING OR RESIDENTIAL DEVELOPMENT OPPORTUNITY

2250 sq ft with external display and parking space

**PROMINENT BUILDING SUITABLE FOR WORKSHOP, STORAGE OR
OFFICE USE**

“THE HUT”, DOVECLIFFE ROAD/WOOD WALK, WOMBWELL

BARNSELEY, S73 8UE

SITUATION

The property is situated on the corner of Wood Walk and Dovecliffe Road, Wombwell about half a mile to the south west of Wombwell town centre.

The property is well placed for the Dearne Valley Parkway, A1-M1 Link Road. Transport connections throughout the local and regional area are excellent.

Wombwell railway station is opposite and the building is on a main bus route.



DESCRIPTION and ACCOMMODATION

This is a detached building which has shallow rustic brick outer walls but which is constructed around a steel framework. The roof has been renewed in insulated steel profile sheeting.

The front elevation has been extended forwards to provide an entrance foyer and offices.

The building is rectangular in shape and is mostly open plan internally, though a number of partition walls have been erected to create separate offices, kitchen and stores.

The building has been used over the years for a variety of commercial purposes including offices, light assembly and manufacturing.

The principal accommodation comprises:

		Dimensions	Sq Ft
Entrance Foyer	With WC and Kitchen facilities adjacent.	9'6" x 8'11"	84
Reception Office		9'11" x 9'6"	94
Workshop		58'4" x 30'1"	1757
Rear Store		19'6" x 10'6"	205
Kitchen		10'6" x 10'6"	110
			2250

EXTERNAL

The property occupies a good sized corner plot extending to 0.28 acres with ample car parking and display area.

SERVICES

Mains gas, water, drainage and electricity are available.

RATES

An extract from the 2010 Valuation List is reproduced below:

Billing Authority Reference	Description	£ RV	C	Effective Date
50707038924674	FACTORY AND PREMISES	7,900	N	01 Apr 2010

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

PLANNING

Planning permission dated 17th April 2008 was granted by Barnsley MBC under reference 2008/0259 for Residential Development (Outline) on the site.

The planning application envisaged the development of a block of four town houses though this was only to secure the principle of development on the site.

A Planning Pack with the Planning Application Design & Access Statement and Decision Notice is available on request.

PRICE/LEASE

Offers in the region of £200,000 (Two Hundred Thousand Pounds) are invited for the freehold.

Alternatively the building may be let by way of a new lease at a rent in the region of £12,500 (Twelve Thousand Pounds, Five Hundred Pounds) per annum.

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 6th 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.