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TO LET

**TRADITIONAL EDGE OF TOWN
CENTRE OFFICES
WITH ON SITE CAR PARKING**

**PROVIDENCE VILLA
42 SACKVILLE STREET
BARNSELY
S70 2DB**



SITUATION

The property is within a popular edge of town professional and civic office area of Barnsley. The new Barnsley MBC Westgate 1 Offices are close by as is the new Gateway Plaza office development at Town End.

The Churchfield Court office development, the Magistrates Court and the Police Station are close by as are the offices of Barnsley MBC Education Department.

There is a generous on site car park and the building benefits from its proximity to several on street and surface parking areas.

DESCRIPTION and ACCOMMODATION

This is traditional office accommodation which has been refurbished to a good standard.

There are a range of rooms and offices at Basement, Ground, First and Second Floor levels.

Ladies and Gents WC facilities and a small Kitchen are provided.

EXTERNAL

There is an on site car park to the rear of the property as well as a side parking area within Prospect Street which is within the private curtilage of this property.

SERVICES

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

RATES

The property is included within the 2005 Valuation List as follows:

<u>Billing Authority Reference</u>	<u>Description</u>	<u>£ RV</u>	<u>C</u>	<u>Effective Date</u>	<u>List Alteration Date</u>	<u>Summary Valuation</u>
51313028999393	OFFICES AND PREMISES	11,500	N	01 Apr 2005		Valuation

The landlord pays the rates for the whole building and back charges the cost pro-rata to the occupants of the individual rooms within the service charge.

LEASE

The rooms are available by way of new leases on internal repairing and insuring terms. A service charge is levied in respect of external maintenance and decoration as well as the maintenance and upkeep of the common internal areas, gardens and car park areas. The service charge includes insurance, cost of electricity, gas, water, refuse collection, cleaning, management etc.

AVAILABILITY (January 2010)

Room	STATUS	Sq Ft	%	£ Annual Rent	£ Provisional Annual Service Charge
GF01	THE BRANCHES PHYSIOTHERAPY CLINIC	389	14.71%		
GF02	THE BRANCHES PHYSIOTHERAPY CLINIC	229	8.66%		
GF03	THE BRANCHES PHYSIOTHERAPY CLINIC	105	3.97%		
GF04	THE BRANCHES PHYSIOTHERAPY CLINIC	193	7.30%		
FF05	LANGLEY HOUSE TRUST	152	5.75%		
FF06	LANGLEY HOUSE TRUST	152	5.75%		
FF07	LANGLEY HOUSE TRUST	233	8.81%		
FF08	KITCHEN	n/a	n/a		
FF09	TO LET	197	7.45%	£1,400	£1,250
SF10	TO LET	110	4.16%	£ 750	£ 700
B11	LIFESTYLE LEISURE STORES LIMITED	360	13.62%		
B12	TO LET	350	13.24%	£1,750	£2,200
B13	TO LET	174	6.58%	£ 900	£1,100
Totals		2644	100.00%		

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984

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:

- These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
- 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.
- 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.
- 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.
- In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
- 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.
- 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.
- The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.