

FOR SALE

WELL POSITIONED DOUBLE FRONTED SHOP

CURRENTLY TRADING AS A BUTCHERS BUT SUITABLE FOR OTHER USES

8 to 10 HIGH STREET, HOYLAND, BARNSELEY, S74 9AB



SITUATION

The property stands in a prominent location within Hoyland town centre directly opposite the new Health Centre that is currently under construction and close to the main town centre car park and the Cooperative Supermarket.

DESCRIPTION

This is a double fronted stone built property with a concrete tiled roof. It is an attractive building with frontage directly onto the pavement. The ground floor areas are used as a butchers shop and the first floor is storage and office space.

ACCOMMODATION

	Description	Dimensions	Sq. ft.	Sq. ft.
Ground Floor				
Saleshop	With two entrance doors, tiled walls and floor and air conditioning units.	27'10" x 16'1"	448	
Inner Hallway	With stairs to first floor and access to Cellar.	---	---	
Preparation Room	Irregular shape	18'7" x 14'6" av.	270	
Kitchen	With tiled floor and wash down Perspex panelled walls. Under stairs store off.	8'10" x 8'4"	75	793
First Floor				
Landing	with two small storage lobbies.	---	---	
Store Room	with built in freezer, tiled walls and floor.	15'0" x 14'6"	217	
Office		14'9" x 12'10"	190	
Rear Store	Irregular shape	18'7" x 14'6" av.	270	
Ladies and Gents WCs	Two separate compartments	---	---	
Rear Stairs		---	---	677
Cellar	Two Store Rooms	---	---	---
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			1470	

EXTERNAL

The property fronts directly onto the pavement. At the rear there is an access and loading area served by a private drive that is used in common with adjoining properties.

SERVICES

Mains services comprising water, drainage, gas and electricity are available. There is no fixed heating source though the shop is air conditioned.



RATES

An extract from the 2010 Valuation Office Rating List is set out below:

Billing authority reference	Address of property	Description	With effect from	RV
50505071814642	8/10 HIGH STREET, HOYLAND, BARNSELEY, S74 9AB	SHOP AND PREMISES	01 Apr 2010	£ 5,300

National non domestic rates are payable by the occupier in accordance with the Uniform Business Rate which is 43.3p in the£ for 2011/2012.

PRICE

£130,000 (One Hundred and Thirty Thousand Pounds).

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 chris@chrisrowlands.co.uk



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July 2011

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.