

## FOR SALE

Freehold Retail/Office Premises  
864 ft<sup>2</sup> approx. (80.27 m<sup>2</sup>)

**14 DONCASTER ROAD  
GOLDTHORPE  
BARNSELY**



Property Misdescriptions Act 1991

Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

## LOCATION

The subject property occupies a prime position on Doncaster Road, Goldthorpe with nearby occupiers including for Cooplads, Yorkshire Bank, Co-op Supermarket, Oak Amusements and Messrs William Hill, Bookmakers. The property benefits from on street parking to the frontage area and also has a small surfaced car parking area directly to the rear.

## BRIEF DESCRIPTION

The property comprises a two storey building which was previously utilised as a Travel Agents. The ground and first floor accommodation is capable of being separately occupied as the first floor accommodation has a dedicated rear access. The ground floor sales area benefits from a suspended ceiling with cat 2 lighting and gas fired central heating and a security alarm.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor Sales Area	364	33.81
Store Room	82	7.61
Toilet with low flush WC and Wash hand basin		
First Floor Offices	386	35.49
Kitchen	32	2.97
Toilet with low flush WC and Wash hand basin		
<b>Total</b>	<b>864</b>	<b>80.27</b>

## FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the ingoing occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

## RATING ASSESSMENT

Whilst we have not had sight of any title documentation we are given to understand the property has a Rateable Value of £4,650 and is listed as "Shop and Premises". Please note this figure does not constitute the rates payable. For an accurate figure of the business rates payable, and information on any relief, please contact the Business Rates Department at the Local Borough Council.

## SERVICES

Mains electricity, gas, water and drainage are understood to be supplied and connected. The property benefits from a single gas fired central heating system which serves the ground and first floor accommodation.

We would recommend all interested parties satisfy themselves as to the suitability, capacity and the capacity of all services prior to entering into any legal commitment. None of the services have however been tested

## TENURE

Whilst we have not had sight of any title documentation the property is understood to be freehold.

## PLANNING

The property is suitable for all uses falling within Class A1 of the Town and Country Planning (Use Classes) (Amendment) (England) Order of 2005. We believe the property would be suitable for a number of alternative uses and interested parties should make all the appropriate enquiries with the local Planning Authority prior to entering into any legal or financial commitment.

## PRICE

Offers around £75,000.

Lease will be considered at a rental of £7,000 per annum exclusive.

## VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

## VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agents, Burgess Commercial on 01709 721706.

## PROPERTY MISDESCRIPTIONS ACT 1991

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by sonic tape and we would suggest that purchasers satisfy themselves as to their accuracy prior to purchase or lease.