



96 Sheffield Road, Barnsley, South Yorkshire, S70 1HY



*Guide Price £55,000 to £65,000



For Sale by Auction on Wednesday 18th May @ 12.30pm

SUMMARY

This through terrace takeaway has been refurbished to a high standard and is likely to be of interest to investors or anyone looking to start their own business. The first floor has 2 further rooms and a modern bathroom. The property has recently been marketed for £110,000 and is now offered with a huge 50% discount! The fully fitted kitchen and preparation room have stainless steel units throughout and also benefit from a gas interlocker ventilation system.

Located on the busy Sheffield Road, the property is just half a mile from Barnsley Town Centre.

The property will be sold as seen with all contents, fixtures and fittings included.

98 Sheffield Road is also available to purchase in this auction.



Viewing

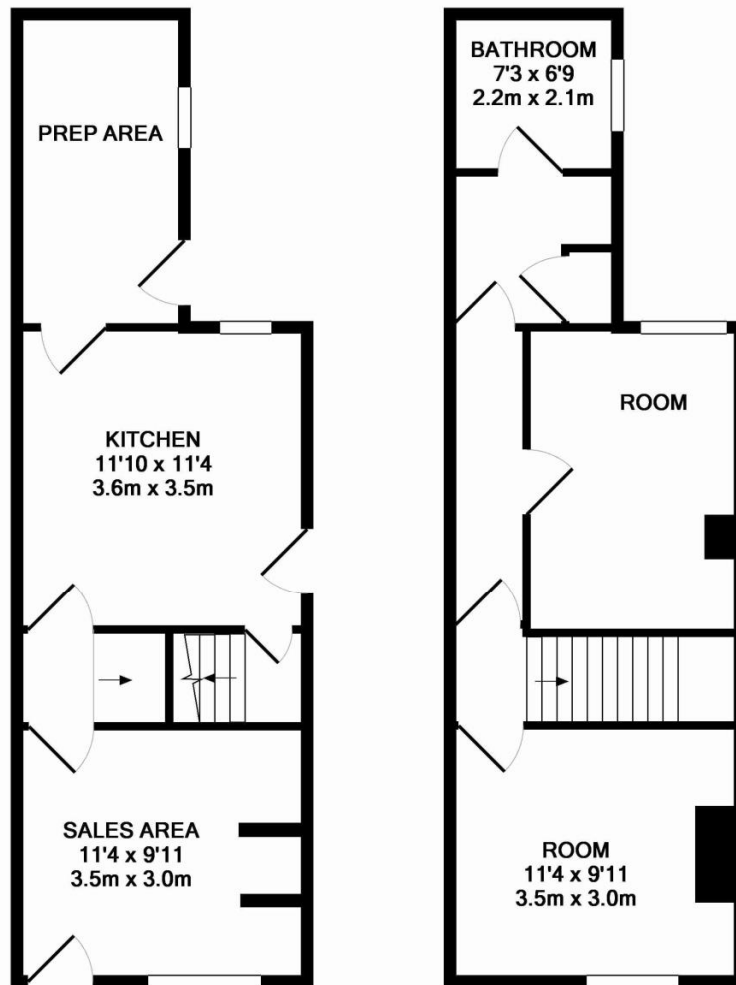
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GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

SHEFFIELD ROAD
TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.4 SQ.M.)

plan not to scale - strictly for identification purposes only
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TENURE – Freehold

SERVICES – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

LOCAL AUTHORITY – Barnsley Metropolitan Borough Council

VIEWINGS – Strictly by appointment with Auction House Tel 0113 3933482

PLANS & PHOTOGRAPHS – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

CHARGES AND PAYMENTS – Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £600.00 inc VAT in addition to the deposit.

***GUIDES** - Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

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