



Rob Royd Farm Shop & Restaurant  
Worsborough

Sequential Test

Prepared by: WM  
Checked & Approved by: WM  
Client: Rob Royd Farm Shop Ltd  
Submission to: Barnsley Metropolitan Borough Council

## **1. Introduction**

- 1.1. This document has been produced in support of the proposals by Rob Royd Farm Shop Ltd for the extension to the existing building in order to accommodate additional café/restaurant space for the existing business.
- 1.2. The purpose of this sequential test is to assess the application site against other relevant sites in Barnsley and the local area in order to determine whether there are any sequentially preferable sites suitable for development in the manner proposed in the associated application. In addition, the site must also comply with the various and specific requirements and future business aspirations of the current occupier, Rob Royd Farm Shop. These requirements and the business model will be discussed in the following sections.
- 1.3. The document draws upon relevant local and national policy guidance, including but not limited to:
  - National Planning Policy Framework (NPPF) (Updated 2019)
  - Barnsley Local Plan (2019)

## **2. Sequential Test**

- 2.1. The proposed application is for a single storey extension on the west side of the existing building to include new toilet facilities and additional capacity for the existing restaurant on site. The site and existing facilities currently fall within the South Yorkshire Green Belt boundary however are located just over a mile (1.75km) from Barnsley Town Centre.
- 2.2. The NPPF recognises the need to preserve and ensure the vitality of town centres. Paragraph 86 of the NPPF states that sequential tests should be applied to applications for main town centre uses that are not in an existing centre. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.
- 2.3. By undertaking a sequential test, proposals for town centre uses on the edge of, or outside of, designated centres will only be permitted where it can be demonstrated that sites within and then on the edge of town, district or local centres have been assessed and it can be demonstrated that they are not available, suitable or viable for the proposed development.
- 2.4. The land use of the proposal is A3 however the farm shop does also include an A1 shop element and as such it will provide a town centre use outside of a local, district or town centre. Given this, a sequential test is needed.

## **2.5. Establishing an appropriate catchment area**

- 2.5.1. The catchment is the area the proposal is intended to serve, this will vary depending on the specific development proposed, and will need to take into account the size of the development, the market in which the development will operate and any relevant characteristics of the business/operator model, especial, especially given the mixed A1/A3 use of the current business.
- 2.5.2. It is therefore considered that an appropriate catchment for the proposals would be Barnsley as a whole but more specifically Barnsley Town Centre given the close proximity to the existing site.

## **2.6. Identifying the sites to be considered**

- 2.6.1. The choice of sites to consider depends on a number of key factors:
- Within the catchment area (or if no appropriate sites, reasonable distance (i.e. within 300m))
  - The operators business model
  - Scope for flexibility in the format of the proposal in order to accommodate both a shop, restaurant and food production area

## **2.7. Selection criteria**

- 2.7.1. Any potential premises will have to meet certain specific criteria including a minimum space requirement, sufficient customer parking and suitable access to allow deliveries. The box below describes the physical and commercial criteria that must be fulfilled:

| Item | Description                                                                                                                                                                |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | Building will need a minimum space requirement of 830sqm of space, ideally with space to be able to split between 340sqm of restaurant/cafe space and 300sqm of shop floor |
| 2    | Access suitable for deliveries using up to a 25 tonne lorry                                                                                                                |
| 3    | Suitable parking provision for customers of approximately 30 spaces                                                                                                        |
| 4    | Scope for future expansion and a degree of flexibility as a result                                                                                                         |
| 5    | No potentially detrimental uses, both with regard to those existing and those that could be affected by the proposed use                                                   |

|   |                                                                         |
|---|-------------------------------------------------------------------------|
| 6 | A secure site                                                           |
| 7 | Site must be competitively priced and for sale, not for rent            |
| 8 | Building must be in a good condition in order to minimise fit out costs |

## 2.8. **Undertaking the assessment**

2.8.1. In assessing whether proposed development satisfies the sequential test, the following will be taken into account.

2.8.2. **Availability** - whether the sites are available now or are likely to become available for development within a reasonable period of time (6-12months).

- This means that there must be no legal or ownership constraints to the site and the owner must have explicitly expressed an intention to develop the land or sell it to a developer intending to do so.

2.8.3. **Suitability** - with due regard to the requirements in the selection criteria, whether sites are suitable to accommodate the need or demand which the proposal is intended to meet.

- The suitability of the site must take into account a number of key factors. Firstly there must be no insurmountable policy restrictions, such as designations, protected areas and relevant existing planning policy. Physical problems or limitations, such as access, infrastructure, ground conditions, pollution, contamination or any other hazard. Further potential impacts such as impact on landscape features and conservation and finally any environmental conditions that may be experienced by future users.

2.8.4. **Viability** - whether there is a reasonable prospect that development will occur on the site at a particular point in time. Again, the importance of demonstrating the viability of alternatives depends in part on the nature of the need and timescale over which it is to be met.

- Relevant considerations will include the market factors (such as attractiveness of the locality and level of potential market demand), cost factors (such as site preparation costs and any exceptional works necessary) and delivery factors (such as phasing and build out rates).

### **3. The Sequential Approach**

- 3.1. A thorough review of the identified catchment area has shown that there are a no vacant and undeveloped sites that are likely to come forward within Barnsley Town Centre and which have the capacity to deliver the specific requirements of the proposal identified in the selection criteria. Due to this, a search for sites within 300m of the town centre boundary was undertaken but this also failed to return any suitable sites.
- 3.2. As a result of the above, there are no sequentially preferable sites and therefore the proposals pass the necessary test. For completeness a list of all sites above 300sqm has been provided below along with the reasons for their exclusion. The sales information for each can be found in the appendix.

### **3.3. Identified Sites**

#### **3.3.1. Land at Victoria Street & Berneslai Close, Barnsley, S70 2BH**

Type: Land                                      Cost: £400,000                                      Size: 0.234 hectares

This site is located on the boundary of the town centre to the northwest and is approximately 0.2 hectares in size with two concrete frame buildings. The site is surrounded by residential properties on three sides and this is considered a constraint to the site due to the customer footfall and deliveries required. In addition, the price at £400,000 is too expensive considering a brand new purpose built building is required to suit the applicants needs; clearly the site is marketed at housing developers. As such, the site is not suitable.

#### **3.3.2. Joseph Locke House, Heelis Street, Barnsley, S70 1LW**

Type: Office                                      Cost: £POA                                      Size: 4,159sqm

This site is located within the town centre boundary to the south and consists of the 2nd and 3rd floors of a well established office building. There are number of factors that make this site unsuitable including the other existing offices uses, the location on the 2nd and 3rd floors, and, the cost of the property. As such, the site is not suitable despite being sequential preferable.

#### **3.3.3. Bon Appetit, 126 Doncaster Road, Barnsley, S70 1TP**

Type: Café/Restaurant                                      Cost: £229,950                                      Size: Unknown

This site is an edge-of-centre location, located approximately 100m from the southeastern boundary of the town centre on Doncaster Road. The listing doesn't

specify the floorspace available however it is unlikely to be more than 300sqm. Furthermore, the site lacks any parking or delivery facilities and as such is not a suitable site.

#### **3.3.4. Land at Oakwell Lane, Barnsley, S71 1HB**

Type: Land

Cost: £125,000

Size: 882sqm

The above site is located in an edge-of-centre location on the southeastern boundary of the town centre on Oakwell Lane. The site is currently vacant and the cost is not prohibitive despite the need for a purpose built facility. However, the small size of the site at just over the requirement limits the availability and flexibility to deliver a suitable layout complete with parking and delivery access. As such, the site is considered unsuitable.

#### **3.3.5. Permanent Building, Church Street and Regent Street, Barnsley, S70**

Type: Office

Cost: £POA

Size: 1,625sqm

The above site is located in the heart of Barnsley at the corner of Church Street and Regent Street and is therefore sequentially preferable. However, both the size and cost of the building (both in terms of upfront cost and fit out) are considered to be prohibitive. The site also allows for no parking or obvious delivery access. As such, the site is considered unsuitable.

#### **3.3.6. 11 Regent Street South, Barnsley, S70 2HT**

Type: Commercial

Cost: £175,000

Size: 366sqm

The above site is again located in the heart of Barnsley, close to the Civic Gardens, and currently consists of a circa 1950s building in need of redevelopment. The small size of the site means that it is unsuitable.

#### **3.3.7. Former Salvation Army Citadel, Wellington Street, S70 1SW**

Type: Commercial

Cost: £250,000

Size: 342sqm

Located on Wellington Street, the site is within the town centre boundary however currently consists of an existing building that requires a lot of work to bring it up to a suitable standard. In addition, the site is too small at less than half the requirement and it is for these reasons that it has been regarded as unsuitable.

### 3.3.8. Mill & Courtyard, Hanson Street, Barnsley, S70 2HZ

Type: Mixed Use

Cost: £1,500,000

Size: Unknown

The above site is located in the heart of Barnsley and is therefore sequentially preferable. It is also considered to be large enough to accommodate the necessary operations of Rob Royd Farm Shop in terms of their retail and cafe/restaurant offer. However, the site has a considerable cost that prohibits the it being suitable. As such, it has been disregarded.

## 4. Conclusions

- 4.1. The above sequential test has demonstrated that there are no other reasonably available, suitable and deliverable sites within 300m of Barnsley Town Centre. As a result of this, the planning process dictates that the application site should therefore be viewed as appropriate for the proposed development.
- 4.2. Of the sites found and tested, none comply with the requirements of Rob Royd Farm Shop and many fail the test on more than one factor. The table below summarises the conclusions of the conducted sequential test:

| Site                             | Elimination Reason                                                                                                                                             |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Land at Victoria Street       | <ul style="list-style-type: none"><li>- Cost of land and redevelopment</li><li>- Neighbouring uses raise potential for future noise complaints</li></ul>       |
| 2. Joseph Locke House            | <ul style="list-style-type: none"><li>- Cost of purchasing</li><li>- Location on 2nd and 3rd floors</li><li>- Neighbouring uses</li></ul>                      |
| 3. Bon Appetit                   | <ul style="list-style-type: none"><li>- Site too small</li><li>- No parking or delivery access</li></ul>                                                       |
| 4. Land at Oakwell Lane          | <ul style="list-style-type: none"><li>- Site too small</li></ul>                                                                                               |
| 5. Permanent Building            | <ul style="list-style-type: none"><li>- Cost of purchasing and redevelopment</li><li>- Building is too large</li><li>- No parking or delivery access</li></ul> |
| 6. 11 Regent Street South        | <ul style="list-style-type: none"><li>- Site too small</li><li>- No parking or delivery access</li></ul>                                                       |
| 7. Former Salvation Army Citadel | <ul style="list-style-type: none"><li>- Site too small</li></ul>                                                                                               |

|                  |                                                                                                                          |
|------------------|--------------------------------------------------------------------------------------------------------------------------|
|                  | <ul style="list-style-type: none"><li>- Condition of existing building</li><li>- No parking or delivery access</li></ul> |
| 8. Hanson Street | <ul style="list-style-type: none"><li>- Cost of the site</li></ul>                                                       |

# Appendix

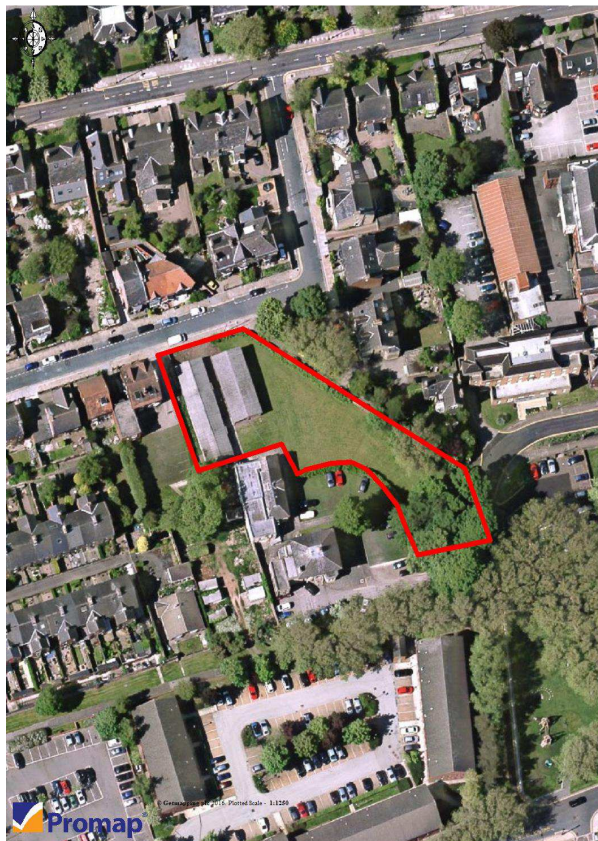
List of sales information for identified sites



**SMITHS**  
**CHARTERED SURVEYORS**  
THE COMPLETE PROPERTY  
CONSULTANCY

# FOR SALE

## Freehold Residential Development Site



### Victoria Street / Berneslai Close Barnsley S70 2BH

**Guide Price: Offers in excess of £400,000**

- Good quality residential area.
- Close proximity to town centre amenities.
- 0.578 acres with additional land available by negotiation.
- Ideally suited to a variety of schemes – subject to planning.

**Tel: 01226 298456**

14 Regent Street  
Barnsley  
S70 2HG

T: 01226 298456  
F: 01226 247535  
[www.smithsestateagents.co.uk](http://www.smithsestateagents.co.uk)

## LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

The property is located off Victoria Street and Berneslai Close in a high quality residential area with conservation area status.



## DESCRIPTION

The site presently forms part of the grounds of Fairfield House and extends to approximately 0.234 ha (0.578 acres) with frontages to Victoria Street, Victoria Avenue and Berneslai Close.

The site is generally level and presently comprises of predominantly lawned areas with two concrete framed utility buildings.

The site is ideal for a high quality apartment scheme or for an exclusive development of houses – subject to planning.

The extent of the site is shown edged red on the attached plan.

The owners also own adjoining land to the south eastern boundary with Fairfield House which could be made available.

## SERVICES (not tested)

Mains water, gas and electricity are understood to be available to the site.

Interested parties are advised to confirm the details with the service provider.

## TOWN AND COUNTRY PLANNING

The site is located within a residential allocation in the emerging Local Development Framework and is also within a Conservation Area.

Parties interested in change of use or redevelopment should make their own enquiries to the Local Planning Authority, (Barnsley MBC - 01226 770770).

## TENURE

Freehold with vacant possession.

## VIEWING AND FURTHER INFORMATION

Andrew Corbett / Jamie Gibson  
Smiths Chartered Surveyors  
Tel : 01226 298456  
Email : Andrew@smithsestateagents.co.uk  
Email : Jamie@smithsestateagents.co.uk

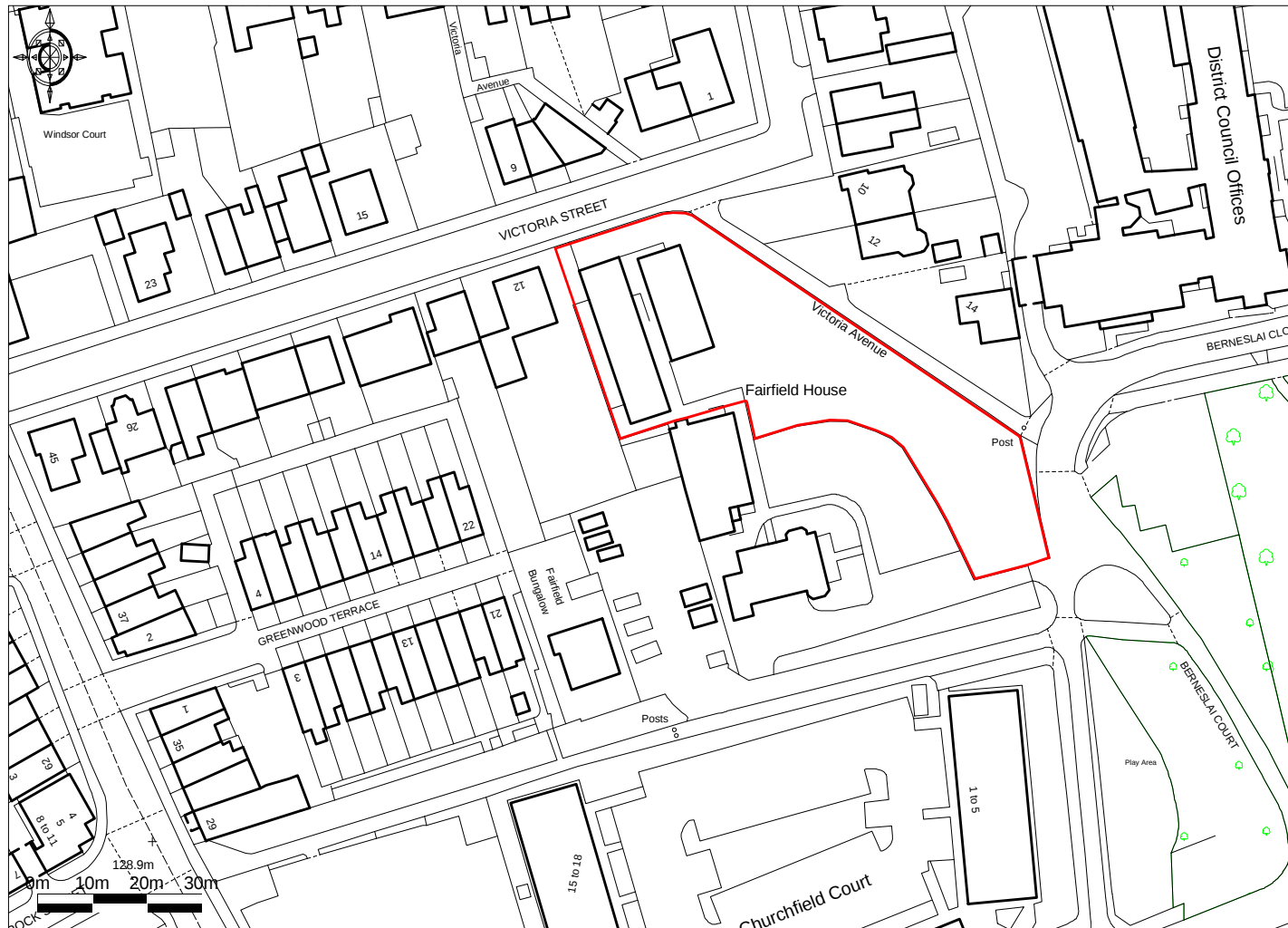
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**SMITHS  
CHARTERED SURVEYORS  
THE COMPLETE PROPERTY  
CONSULTANCY**



LAND AT VICTORIA STREET/BERNESLAI CLOSE,  
BARNSELEY  
S70 2BH



Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 100022432. Plotted Scale - 1:1250



SMITHS CHARTERED SURVEYORS  
14 REGENT STREET  
BARNSELEY  
S70 2HG

**Barnsdales Ltd - Commercial, Doncaster**

Unit 4 Sidings Court, Doncaster, DN4 5NU

01304 278079 local call rate

[www.rightmove.co.uk/property/60094628](http://www.rightmove.co.uk/property/60094628)

## Commercial Property for sale

Joseph Locke House, Joseph Locke House, Heelis Street, Barnsley, S70 1LW

POA  
44,768 sq. ft.



COMMERCIAL



## Property Description

### Commercial information

■ 44,768 sq ft (4,159 sq m)

### Key features

- Two floors to let
- Excellent office space
- Passenger lift
- Landmark Barnsley office building
- Very prominent

### Full description

The property occupies a prominent position within Barnsley and is close to the Alhambra Shopping Centre and Morrisons Supermarket.

The second and third floors are available:

Third: 3,143 sq ft

On site car parking also available.

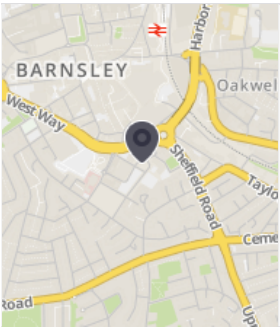
Passenger lifts.

Suspended ceilings with inset Cat II lighting and carpeted floors.

The third floor benefits from air conditioning.

More information from this agent

To view this media, please visit the on-line version of this page at [www.rightmove.co.uk/commercial-property-for-sale/property-60094628.html](http://www.rightmove.co.uk/commercial-property-for-sale/property-60094628.html)



**Nearest stations**

- Barnsley (0.3 mi)
- Dodworth (2.2 mi)
- Wombwell (3.4 mi)

Distances are straight line measurements from centre of postcode

Map & Street View

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

Nearest stations

- Barnsley (0.3 mi)
- Dodworth (2.2 mi)
- Wombwell (3.4 mi)

Distances are straight line measurements from centre of postcode

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**Hilton Smythe, Bolton**  
20 Wood Street, Bolton, BL1 1DY  
**01204 299002** local call rate

  
www.rightmove.co.uk/property/72640724

Cafe for sale

Barnsley, South Yorkshire, Yorkshire and the Humber,  
S70

£229,950



COMMERCIAL



Property Description

Commercial information

■ Business for sale

Key features

■ Ref:2657 F

■ Freehold

Full description

Hilton Smythe are delighted to welcome to the market Bon Appetit. The business was established in the 1980's, our client has run the business since 2001. They are now looking to sell the business due to semi-retirement.

The business is a café with a separate lower ground catering kitchen. They bake their own bread, pies and cakes for the café and catering side of the business. The café sells a vast range of hot and cold food such as breakfasts, sandwiches with salad, main meals like Chicken curry, Liver bacon and onions, Bangers and mash or for a lighter choice a salad or jacket potatoes with various toppings.

The catering service currently caters for private parties, wakes, weddings and other celebrations. To boost revenue the catering side could delivery to the local area. The business also benefits from additional income from the rental of two flats on the site with a total amount of £770 per month, one of the flats is currently not being rented out and could be used as owner's accommodation.

This business has much potential, as our client is currently running the business at their own pace. The business has an excellent reputation in the area, and is well known for its great food. The business comes fully equipped, and with a turnover of £62,000 per annum and a gross profit of 65%. I advise early viewing to avoid disappointment.

### Location

Bon Appetit is a café, bakery that offers outside catering to the area of Barnsley in South Yorkshire.

Set on Doncaster road, a busy main road which is surrounded by many other A roads through to major cities like Leeds and Sheffield. The road has on street parking for customers that visit many of the shops in the area, and 2 private parking spaces to the back of the business.

The café is in a well populated area, with the local church and primary school across the road from the business the footfall for this area is very high. This area has a few different retail stores, from hairdressers and barbers, to a large car sales company and a pub, Wynsors World of Shoes is just a two minute walk down the road, attracting many potential customers to the area. With a majority of the building in the area being houses, there is a lot of potential customers for this business.

### Premises

This premises has a lower ground floor that has 4 separate rooms, the rooms are currently used as a storage area. With many cupboards, containers, shelving and racks.

Equipment on the lower ground-

Walk in fridge

Shelving for storage

Work tops

Plate warmer

On this floor is a large commercial kitchen.

Equipment in the kitchen-

6 x Burner oven

Dough mixer

Dough divider

Upright freezer

2 x Chest freezers

Bread slicer

Turbo convection oven

Bakers racking trays

2 x Bowl commercial sink

3 x large s/s prep tables

Shelving for storage

Also on this floor

W/C

A door leads through to the bin area and parking for 2 cars.

Ground floor

This café is very spacious and has covers for 36 people, with an open plan view of the kitchen.

Equipment-

2 x Servery units (1 x gas with 8 x pots, 1 x electric with 6 x pots)

6 x burner gas cooer

Griddle

Counter top fryer

Prover

2 x microwaves  
Electric grill  
1 x door s/s upright fridge  
1 x coca cola fridge  
2 x s/s prep tables  
Hand wash.

This floor also has a separate ladies and gents toilets for customers use.

This business comes with 2 self-contained flats. One of which is on the ground floor which is currently let out for £340 per month. The flat has a kitchen, lounge, a double bedroom and shower room.

#### First floor

On the first floor is a large flat with separate front door access, this has been newly decorated, and has a waiting list for occupation of £430 per month.

The lounge in the flat has a roof balcony, and has a view of the area. With two large double bedrooms the business could be taken over by a family. The flat also comes with a kitchen, bathroom with a separate shower.

#### Tenure

We are advised that the business is a freehold

#### Hours

Business opening times-

Monday: Closed

Tuesday-Saturday: 8am-2:30pm

Sunday: Closed

Catering orders done on request.

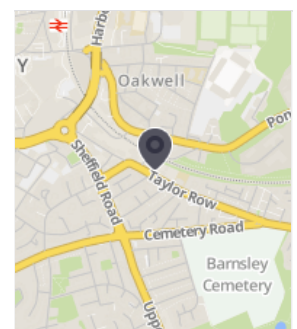
#### Staff

The business is run and managed by our client with the help of 1 part time member of staff.

#### Financial Profile

We are advised the turnover for the business is around £62,000 per annum

With a gross profit of 65%



#### Nearest stations

Barnsley (0.4 mi)

Dodworth (2.5 mi)

Wombwell (3.1 mi)

Distances are straight line  
measurements from centre of postcode

To view this property or request more details, contact:



**Hilton Smythe, Bolton**  
20 Wood Street, Bolton, BL1 1DY  
**01204 299002** Local call rate

map view

street view



Note: The pin shows the exact address of the property

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**01204 299002** Local call rate

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### **FOR SALE**

**LAND 0.218 acres (0.088 hectares)**

**OAKWELL LANE, BARNSELEY, S71 1HB**

- **Freehold site**
- **Town Centre fringe location**
- **Potential for Residential or Commercial use subject to planning**
- **Previously with consent for Residential Development**
- **EPC Rating: Not Applicable (cleared site)**

**FREEHOLD £125,000 Subject to Contract**

C2600

## **LOCATION**

Located fronting Oakwell Lane, a connecting road between Doncaster Road the main A635, and Pontefract Road the main A628 classified roads out of Barnsley.

## **DESCRIPTION**

The site has been cleared and offers exceptional value for a variety of different uses

## **SERVICES**

We understand that all mains services are connected to the site.

## **PLANNING**

Planning Consent was granted in outline form in 2006 (REF 2006/0498) for residential use which was extended to Full consent in 2008 (REF 2008/1363) for the erection of eight apartments with parking. These consents have now expired.

## **TENURE**

### **FREEHOLD**

Full vacant possession available on completion



## **PRICE**

**£125,000.00 SUBJECT TO CONTRACT**

## **VAT**

Not Applicable

## **BUSINESS SUPPORT**

Barnsley Development Agency can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

## **VIEWING**

Strictly by prior appointment with Wilbys.

## **WWW.WILBYS.NET**

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website [www.wilbys.net](http://www.wilbys.net)

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3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.



FOR SALE / TO LET

# PERMANENT BUILDING

Church Street / Regent Street, Barnsley, South Yorkshire

A prestigious and fully refurbished art deco style building suitable for a variety of uses

17,498 sq ft (1,626 sq m)

# PERMANENT BUILDING



This impressive property was formally the headquarters of the Barnsley Building Society. The ground floor provides a former banking hall with high ceilings, original 1930's stained glass roof lights and marble wall coverings. The first and second floors are arranged as high quality offices, incorporating board room, training facilities, kitchens etc, all served by a lift. The property also benefits from a spacious basement. The whole building was substantially refurbished in 2008 and provides excellent quality accommodation.

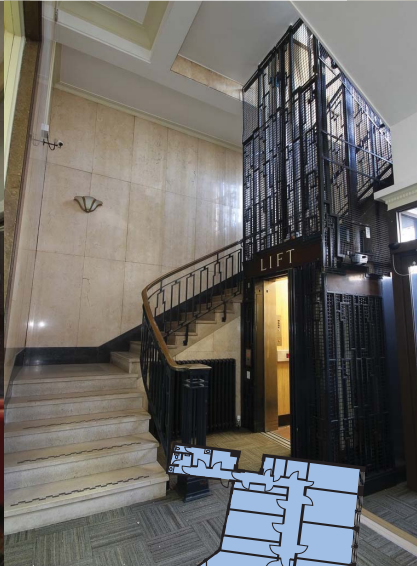
## Accommodation

The property has the approximate net areas:-

|              |              |            |
|--------------|--------------|------------|
| Ground Floor | 5600 sq ft   | 520 sq m   |
| Mezzanine    | 486 sq ft    | 45 sq m    |
| First Floor  | 3140 sq ft   | 292 sq m   |
| Second Floor | 3206 sq ft   | 298 sq m   |
| Basement     | 5066 sq ft   | 471 sq m   |
| Total        | 17,498 sq ft | 1,626 sq m |

Please note, these areas have been scaled from plans provided by the vendor.

17,498 sq ft (1,626 sq m)



## Terms

The property is available either for sale or to let. Prices on application.

## Assessments

Verbal enquiries to Barnsley Metropolitan Borough Council confirm the property is assessed as follows (3 assessments):-

Rateable Value      £54,000 / £15,000 / £23,750

Interested parties are advised to make their own enquiries on 01226 770770.

## Energy Performance Certificate

The property has an EPC rating of G (156).

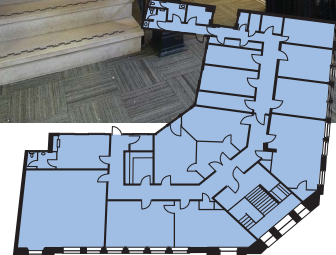
## Legal Costs

Each party are to be responsible for their own legal and other professional costs incurred in any transaction.

## VAT

VAT is not applicable to this property.

SECOND FLOOR



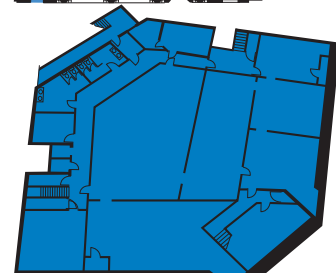
FIRST FLOOR



GROUND FLOOR



BASEMENT



# PERMANENT BUILDING

Church Street / Regent Street, Barnsley, South Yorkshire

Sat Nav  
S70 2EH



## Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

## Viewing

Strictly by appointment through the letting agents:

## Location

Barnsley is one of the major commercial and retail centres in South Yorkshire, located 12 miles to the north of Sheffield and 22 miles to the south of Leeds.

The M1 motorway (Junction 37) is approximately 2 miles to the west of the town centre and the A1 (M) passes to the east. Barnsley has a population of some 72,000 persons and a district catchment of 218,000 persons (Source : Focus).

The property occupies a very imposing position on the corner of Church Street and Regent Street, directly opposite the Town Hall. The unit is adjacent to Barclays Bank and other occupiers in the near vicinity include Royal Bank of Scotland, JD Wetherspoon and Natwest Bank.

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**01226 298456**

**Andrew Corbett**  
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**Jamie Gibson**  
[jamie@smithsstateagents.co.uk](mailto:jamie@smithsstateagents.co.uk)

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## FREEHOLD TOWN CENTRE INVESTMENT



**11 Regent Street South, Barnsley, S70 2HT**

**Guide Price: £175,000**

- Currently producing £16,000 per annum exclusive
- Good Rental Growth Prospects
- Good position, close to Transport Interchange
- Gross Initial Yield 8%

**Tel: 01226 298456**

14 Regent Street  
Barnsley  
S70 2HG

T: 01226 298456  
F: 01226 247535  
[www.smithsestateagents.co.uk](http://www.smithsestateagents.co.uk)

## LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

The premises are situated on Regent Street South in Barnsley town centre close to the Transport Interchange. Notable occupiers nearby include Barnsley College, Howells Solicitors, Bury and Walkers Solicitors, Woskow Brown Solicitors and Barnsley MBC.



## DESCRIPTION

The property comprises of two storey retail/office premises built in the 1960's with brickwork walls surmounted by a flat roof covered with mineral felt. The building is currently occupied by a single tenant however, the first floor offices are self-contained with access from Regent Street South. The ground floor is capable of division in to two separate units providing flexible floor space.

## ACCOMMODATION

|     | Floor  | Sq ft | Sq m   |
|-----|--------|-------|--------|
| 11  | Ground | 2,096 | 194.20 |
| 11B | First  | 840   | 78     |
| 11C | First  | 1,010 | 93.90  |

## TENURE

Freehold. The freehold is subject to the occupation of Aspire-Igen Limited under the terms of an effectively full repairing and insuring lease from the 22<sup>nd</sup> February 2017 to the 10<sup>th</sup> March 2021. The current rent passing is £16,000 per annum exclusive.

## RATING

|           | Floor  | Description          | Rateable Value (PA) |
|-----------|--------|----------------------|---------------------|
| 11        | Ground | Offices and Premises | £15,500             |
| 11B – 11C | First  | Offices and Premises | £16,500             |

## TERMS

The freehold interest is available at £200,000 reflecting a gross initial yield of 8%.

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

## EPC

The property has an Energy Performance Asset Rating of 85 (D).

## VIEWING AND FURTHER INFORMATION

Andrew Corbett  
Smiths Chartered Surveyors  
Tel: 01226 298 456  
E-mail: [andrew@smithsestateagents.co.uk](mailto:andrew@smithsestateagents.co.uk)

Liz Robertshaw  
Robertshaw Chartered Surveyors  
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Leisure/hospitality for sale

Former Salvation Army Citadel, Wellington Street, Barnsley, South Yorkshire S70

Offers in region of  
**£250,000**  
(£67.73/sq. ft)



☆ Save

3,691 sq. ft

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Since listed: **1141 page views**

## Description

The property comprises of a former Salvation Army Citadel constructed with brickwork walls surmounted by a pitched slated roof.

## Links for this property

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## The Agent



### Smiths

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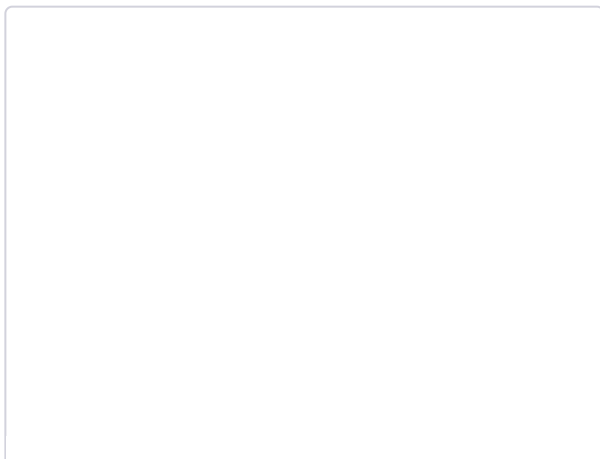
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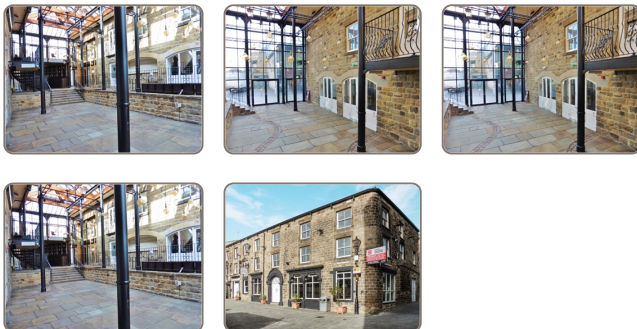


## UNIQUE BARS & RESTAURANT MILL CONVERSATION

Stunning Mill & Courtyard  
Hanson Street  
Barnsley  
South Yorkshire  
S70 2HZ

Offers In The Region Of £ 1,500,000

Freehold

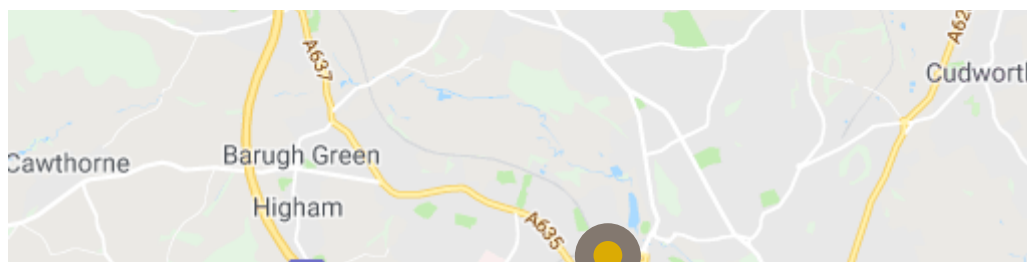


- Bar/diner, courtyard restaurants & cocktail bar
- Would suit variety of concepts, styles & cuisines
- Development includes 4 let retail units
- Great trading location, total dining for 200+
- Available freehold
- Quality conversion finished to a high specification

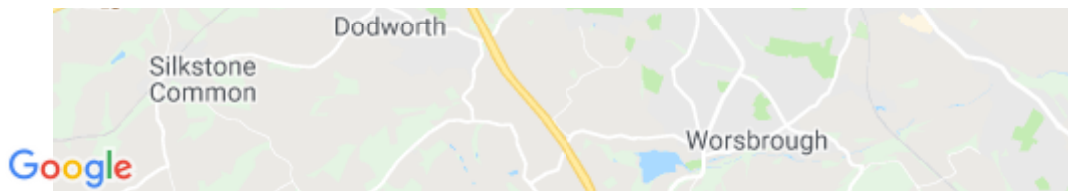
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