



Our Ref: PS/HMS

7th February 2022

Freeman Consultancy
The Studio
3 Meadow Croft
Swinton
Mexborough
South Yorkshire
S64 8EL

Dear Sirs

**RE: PLANNING APPLICATION
ARCADIA HOUSE, 70-74 MARKET STREET (incorporating 33 NEW STREET), BARNSELY
S70 1SN**

Thank you for your recent enquiry regarding the historical marketing of the above property necessary to support a planning application for change of its existing use to that of a residential conversion into apartments.

I have now had the opportunity of reviewing my files and am therefore able to report as follows.

My first involvement in marketing this property was on behalf of its then owners, MIND (Barnsley and Rotherham), a national charity. In August 2018, I was instructed on their behalf to dispose of the property on the open market. This had followed a period where the property had been offered to let as office space, either as a whole or in smaller units ranging from 24m² to 313m². The marketing had been conducted by local Commercial Surveyors, Wilbys, but had been abortive.

Initially, I had been instructed to prepare the then owners a marketing report and an RICS Red Book Valuation compliant with S119 of the Charities Act 2011. The client's intention was always to sell the freehold interest because of the difficulties it had encountered in being unable to attract tenants. An extract from my report dated 23rd July 2018 provided the following market commentary:-

"In contemplating a purchase of the whole a buyer would, in our opinion, discount the amount of consideration to reflect any uncertainty in its ability to relet the accommodation. This applies significantly to the upper levels of office and ancillary

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Barnsley office

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Chartered Surveyors, Valuers & Property Agents

Brownill Vickers Ltd (t/a SMC Brownill Vickers). Registered office Sheffield, Company registration 07100631.



accommodation. Demand for first floor and second floor office accommodation, lacking dedicated car parking provision, is extremely limited within the Town Centre. This may be witnessed by the excessive supply of similar unlet accommodation generally within the Town Centre.”

Following my marketing advice, it was agreed to attempt to achieve a sale via the auction process. To assist this process advice was taken from three separate auction houses in September 2018, as summarised below:-

- Allsops - Commercial Auctioneer Partner Jonathan Wright advised a guide price of between £100,000 - £150,000.
- Pughs - Director Robert Limbert advised a guide price of between £275,000 - £300,000.
- Mark Jenkinson & Sons - Partner and Auctioneer Adrian Little advised a guide price of £300,000.

Instructions were subsequently placed with Mark Jenkinson & Sons who included the property within its auction on 29th January 2019. A reserve price of £275,000 was set and agreed but unfortunately the reserve was not met and there was little interest expressed in the property on the auction day.

Subsequently on 7th February 2019 a local Commercial Property Agent, Smiths, made an offer of £200,000 on behalf of a client (believed to be a London based investment company) for the property which they instructed could be increased if the then owners remained in occupation of the building under formal lease terms. The offer was rejected.

On or around 8th February, Mark Jenkinson & Son emailed all parties who had viewed the online legal pack prior to the auction, in the hope of generating a better offer for the property. This followed on from conversations I had with two local property investors, one of whom had attended the auction. Subsequently on the 20th February 2019 a higher offer was accepted on the condition that the then owners remained in occupation of part of the upper floors for a license period of 12 months.

The purpose of including a summary of the historic marketing of this property within this report is to highlight that the marketplace was tested both on a freehold and leasehold basis during this period. The market place demonstrated no appetite on a leasehold basis and only limited interest on a freehold basis. The eventual sales price represented an approximate capital value of £16.07 per square foot over the whole of the 14,000sq ft building and sold for the equivalent price of a pair of

semi-detached properties in an average residential area at that time. The sale completed, to the current owner, on 10th May 2019.

In June 2019, I was instructed to place Unit 3A, 72 Wellington Street to let on the open market by the then new owner (the current one). Unit 3A is a ground floor lock-up unit measuring 473sq ft and forms part of the subject property. Unit 3A has been marketed continuously in the interim period until the time of preparing this report i.e. a period of two years and seven months. The marketing process has included the following:-

- Preparation of marketing literature (attached as Appendix).
- Erection and maintenance of a V-board on the exterior of the unit advertising its availability to let (visible on the marketing literature).
- Inclusion within the company website advertising available property to let.
- Inclusion within the property databases of Rightmove and Zoopla.
- Its availability was registered with the Economic Regeneration arm of BMBC.

The property has been advertised on a local and regional basis throughout this period and the marketing highlights that it is suitable as Office/Retail or other uses subject to planning. The property remains vacant and is still advertised as available to let at the time of reporting. During this prolonged period of marketing enquiry levels have been sparse and there have been six viewings of the property by prospective tenants, with no expressions of interest and no offers received.

I have not been formally instructed by the current owner to formally market the building as a whole but have been aware of its availability to let throughout the current owner's period of ownership. It is well documented that the office market sector is an extremely challenging one, prejudiced by the work from home initiatives introduced at the outset of the Covid pandemic and which are only recently being relaxed.

At the time of writing there is an excess of supply of office accommodation within the Barnsley market place and a dearth of demand. Statistics provided by BMBC suggest that there is currently a total of 90,719sq ft of unoccupied office accommodation available to let within the marketplace, a substantial sum. A list of availability is attached in Appendix 2 of this report This includes some office accommodation marketed by my company, as follows: -

- Unit 3A, 72 Market Street - see previous comments
- Unit 7 Great Cliffe Court - marketed since November 2021. One viewing. No offers.
- 8 Keir Street - marketed since June 2021. 6 viewings. One prospective interest but no offer.
- Acorn Phase 3, Grimethorpe - marketed since July 2021. One viewing. No offers received.

- Drill Hall, Eastgate - marketed since October 2020. Numerous viewings but no offers received.

All the above properties comprising office accommodation are currently to let and available on the open market by private treaty. Verification can be obtained via our company website.

I believe it is extremely important and relevant to this exercise to advise that the building's internal layout and logistics are not those traditionally found in office accommodation. The format of the building is one more akin to a Care Resource Centre with meeting and consultation rooms. There is a range of counselling suites within the building which have been entirely suitable for the 'not for profit' usage. In my opinion, this is another disadvantage of the building which further restricts its market demand on an existing use basis, beyond even that of more traditional office accommodation.

Wellington House is situated on the opposite corner of Market Street from the subject property. In many ways it is as close a comparable to the subject property as is available within the local market place. It is a prestigious Grade II Listed Building over three storeys in height. The property has a range of office suites to let on the first floor ranging from 97sq ft to 6329sq ft. These have been actively marketed by the managing agents, FI Real Estate Management and by local Commercial Property Agents Knight Frank and Smiths since March 2021. FI Real Estate orally confirmed to me on 2nd February 2022 that there had been no interest in the office space despite the fact that they had been able to include within the demise the provision of 40 car parking spaces on an adjacent site to improve its marketability.

From my knowledge of the local commercial office sector marketplace, I am aware that Changes of Use have been agreed by the Local Planning Authority permitting conversion of buildings within the town centre core into residential use from existing office use. These include substantial buildings with extensive upper floor space for which there was no market demand from office users. These include the following buildings:-

- Regent House, Regent Street - applications 2015/0668 and 2015/0667.
- 20-30 Shambles Street - application 2018/1189.
- Permanent Buildings Church Street/Regent Street - application 2019/0186 and 2019/0188.
- Regent Chambers - application 2021/1110.

There seems to be adequate precedent for supporting the requested change of use of this building, based on the lack of demonstrable market demand for its existing use basis.



I trust this report is of assistance to you but should you require further information or clarification please do not hesitate to contact my office.

Yours faithfully,

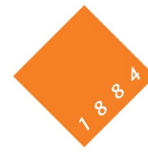
A handwritten signature in black ink, appearing to read 'P. Simpson'.

Philip Simpson BSc MRICS
Senior Chartered Surveyor
SMC Brownill Vickers



APPENDIX ONE

MARKETING LITERATURE FOR UNIT 3A, 72 MARKET STREET



Brownill Vickers

A Company of Values Since 1884

Unit 3A Arcadia House
72 Market Street
Barnsley
S70 1SN

TO LET

Retail Shop/Office Unit

Suitable for a variety of uses
(subject to planning)

Offers Around
£8000 pa

Call: 01226 242929 or
0114 2903306

Email: phil.simpson@brownillvickers.com
www.brownillvickers.com

- 43.9m² (473 sq ft) GIA
- Heavily populated pedestrianised area
- Close to Alhambra Centre
- Fringes of core retail area



RICS



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Situation & Description

It comprises a totally self-contained lock-up unit. It is compact and easily manageable, having a frontage to a pedestrianised thoroughfare.

It lies on the outer fringes of the retail core of Barnsley Town Centre, close to the Alhambra Centre. There are established restaurant and leisure uses nearby and ample municipal car parking availability.

It is suitable for a variety of uses and can be customised for the Tenant, at the Landlord's expense with the incorporation of self-contained kitchen and toilet facilities.

Accommodation

Briefly the accommodation comprises: -

Lock-Up Unit 43.9m² (473 sq ft)

- Incorporating two stores which will be converted into toilet and kitchen facilities.
- Suspended ceiling.
- Gas heating.
- Peripheral power points.

External

The site is fully developed, having a frontage to a heavily trafficked pedestrianised thoroughfare.

Brownill Vickers represents a multi-faceted firm of Chartered Surveyors, Valuers and Property Agents. The practice focuses on providing agency, investment and transactional expertise as well as lease advisory, real estate management and valuation services across all property sectors. Niche specialist advisors to the Licensed and Leisure Industries.

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Licensed & Leisure | Commercial | Residential

Services

All mains services are believed to be connected. None of the services have been tested and we are therefore unable to issue any warranties as to their condition and serviceability.

Rateable Value

The property has been assessed for Business Rates and included within the assessment of a much larger building. Once separated the property will be individually assessed for Business Rates and is likely to qualify for Small Business Relief. However, we would encourage any prospective Tenant to make his/her own enquiries prior to entering into a legal commitment of a lease.

Service Charges and Insurance

The Tenant will be responsible for payment of the Landlord's building insurance premium for the unit.

Energy Performance Certificate

The energy performance rating is currently being assessed for the property and an EPC will be available shortly from the Agent.

Lease Terms

The property is available by way of a new lease, the terms of which are negotiable.

Viewing

Please contact the sole agents Brownill Vickers for further information on 01226 242929 or 0114 290 3306.

Email: phil.simpson@brownillvickers.com.

Viewing is by prior appointment only.

Prepared June 2019.

Brownill Vickers Limited (BV) and their joint agents (if any) for themselves and for the seller or landlord of the property whose agents give notice that:

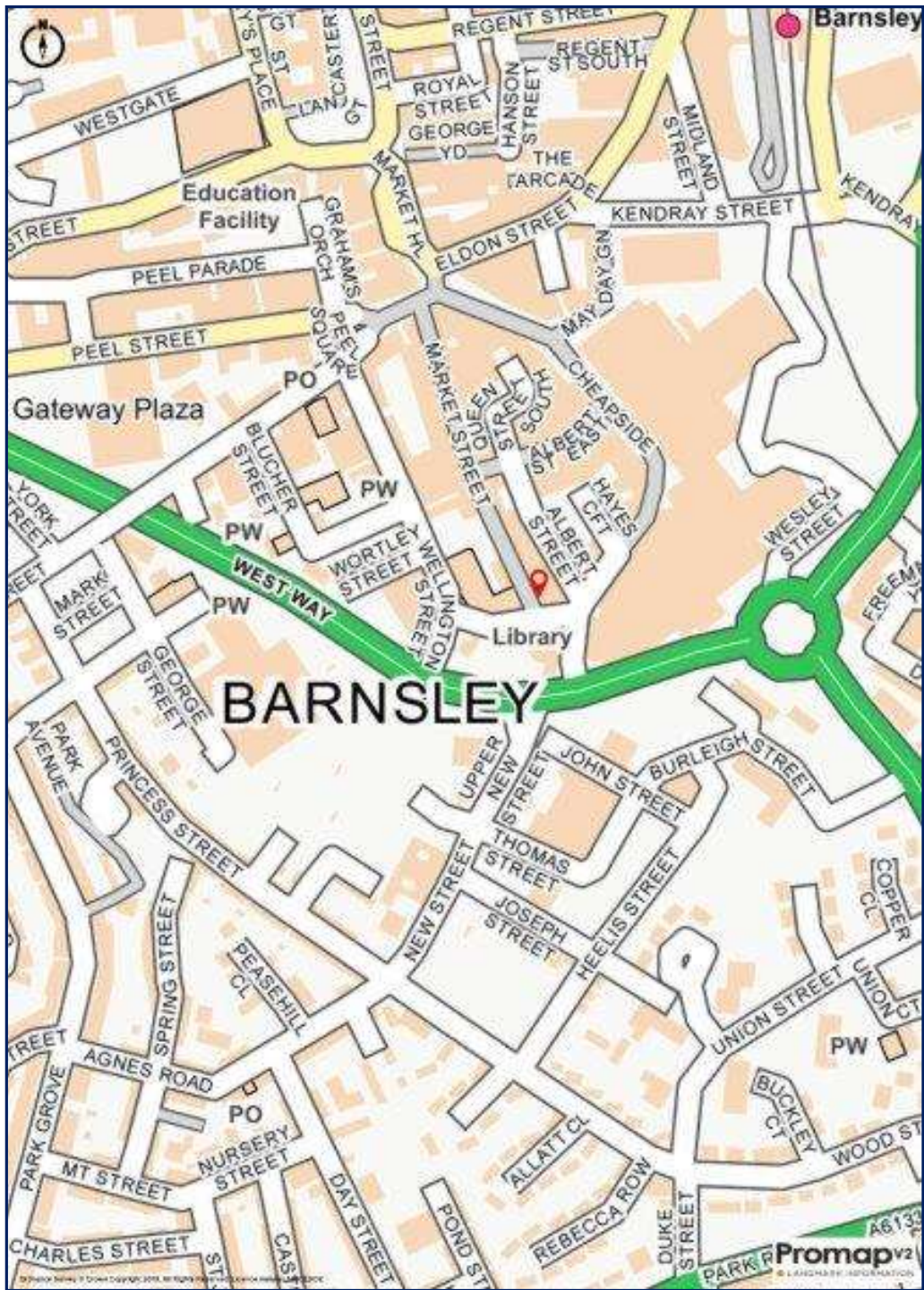
(i) These particulars are given and any statement about the property is made without responsibility on the part of BV or the seller or landlord and do not constitute the whole or any part of an offer or contract. They are a general outline for guidance purposes only.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or available services or facilities, fixtures and fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing or financial or investment information or tenancy and title details or any other information or tenancy or title details or any other information set out in these particulars or otherwise provided shall not be relied upon as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

(iii) No employee of BV has any authority to make or give any representation of warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of the prospective purchase or letting including in respect of any re-sale potential or value at all.

(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

(v) BV or its employees or agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that the statement or information has been made or given fraudulently by BV.



APPENDIX TWO

SCHEDULE OF VACANT OFFICE ACCOMMODATION TO LET

Address One Line	Market Status	Min Size	Max Size	Total Size	Dimension
Acorn House, Oaks Business Park, Oaks Lane, Barnsley	AVAILABLE	79	262	262	SqFt
Wellington House, Market Street, Barnsley, South Yorkshire	AVAILABLE	97	6,329	6,329	SqFt
Units 2, The Round Tower, Pot House Hamlet, Barnsley Road, Barnsley, South Yorkshire	AVAILABLE	131	131	131	SqFt
Longfields Court, Middlewoods Way, Barnsley	AVAILABLE	140	759	759	SqFt
Room 7, Fairfield House, Berneslai Close, Off Churchfield, Barnsley, South Yorkshire	AVAILABLE	141	141	141	SqFt
Oaks Business Park, Oaks Lane, Barnsley, South Yorkshire	AVAILABLE	143	164	164	SqFt
Room 5 First Floor, Coach House, Berneslai Close, Off Churchfield, Barnsley, South Yorkshire	AVAILABLE	144	144	144	SqFt
Unit 24 - Oakwell Business Centre, Oakwell View, Off Pontefract Road, BARNSELY	AVAILABLE	160	160	160	SqFt
McLintocks, Summer Lane, Barnsley, South Yorkshire	AVAILABLE	165	2,103	2,103	SqFt
Room 4, Fairfield House, Berneslai Close, Off Churchfield, Barnsley, South Yorkshire	AVAILABLE	210	210	210	SqFt
Suites 4-7 Regent Chambers, Regent Chambers, 1-3 Regent Street, Barnsley, South Yorkshire	AVAILABLE	279	500	500	SqFt
Unit 30 - Oakwell Business Centre, Oakwell View, Off Pontefract Road, BARNSELY	AVAILABLE	365	365	365	SqFt
8 Keir Street, Barnsley, South Yorkshire	AVAILABLE	746	746	746	SqFt
Suite 2, Fairfield House, Berneslai Close, Off Churchfield, Barnsley, South Yorkshire	AVAILABLE	750	750	750	SqFt
First Floor Offices, Bank Chambers, 3 Market Hill, Barnsley	AVAILABLE	791	791	791	SqFt
First Floor, 21 Victoria Road, Barnsley, South Yorkshire	AVAILABLE	1,266	1,266	1,266	SqFt

Wentworth House, Maple Court, Tankersley, Barnsley	AVAILABLE	1,288	2,925	2,925	SqFt
Ground Floor Office Suite, Acorn Phase 3, High Street, Grimethorpe, Barnsley, South Yorkshire	AVAILABLE	1,291	1,291	1,291	SqFt
Unit 1C, Redbrook Business Park, Wilthorpe Road, Wilthorpe, Barnsley, South Yorkshire	AVAILABLE	1,314	1,314	1,314	SqFt
Unit 6, Great Cliffe Court, Dodworth Business Park, BARNSELY	AVAILABLE	1,409	1,409	1,409	SqFt
Unit 1, Fields End Office Village, Goldthorpe, Barnsley, South Yorkshire	AVAILABLE	1,500	9,051	9,051	SqFt
18 Churchfield Court, Churchfield Road, Barnsley, South Yorkshire	AVAILABLE	1,502	1,502	1,502	SqFt
Unit 15, Churchfield Court, Barnsley, South Yorkshire	AVAILABLE	1,514	1,514	1,514	SqFt
2 New Street, Barnsley	AVAILABLE	1,588	1,588	1,588	SqFt
2-4 Victoria Road, Barnsley, South Yorkshire	AVAILABLE	2,192	2,192	2,192	SqFt
Ashroyd Business Park (office), Euramax House, Ashroyds Way, Barnsley, South Yorkshire	AVAILABLE	2,500	5,000	5,000	SqFt
1-6 Barnsley Road, Barnsley, South Yorkshire	AVAILABLE	2,764	2,764	2,764	SqFt
Unit 7, Great Cliffe Court, Dodworth Business Park, Barnsley, South Yorkshire	AVAILABLE	2,820	2,820	2,820	SqFt
Drill Hall, Eastgate, Barnsley, South Yorkshire	AVAILABLE	3,862	17,248	17,248	SqFt
One Capitol Court, First Floor, 1 Capitol Court, Dodworth, Barnsley, South Yorkshire	AVAILABLE	4,000	10,000	15,000	SqFt
Broadway, Barnsley, South Yorkshire	AVAILABLE	5,000	5,000	5,000	SqFt
Unit 5, Stairfoot Business Park, Bleachcroft Way, Stairfoot, Barnsley, South Yorkshire	AVAILABLE	5,280	5,280	5,280	SqFt