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THE COMPLETE PROPERTY CONSULTANCY

FOR SALE
(May Let)

FREEHOLD OFFICES AND STORES IN SECURE YARD



Cascade House, 35A/35B King Street, Hoyland, Barnsley, S74 9JU

Guide Price: Offers in the region of £120,000

- 2,304 sqft (214.05 sqm)
- Modern air-conditioned offices in a town centre position
- Close to new town centre retail scheme
- Multi-purpose office/storage out-buildings and secure yard

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LOCATION

Hoyland has an urban population of approximately 18,000 people and is situated in South Yorkshire approximately 5.5 miles to the south of Barnsley town centre. The town is well located for access to the motorway network with Junction 36 of the M1 accessible approximately 2 miles to the West.

The property is located on King Street within Hoyland town centre and accessed from Hall Street off Southgate. The property is located within a mixed use area incorporating retail, residential, commercial and medical uses. Adjacent to the property is a public car park and the redeveloped Town Hall which will incorporate a Boyes Retail store and other retailers.

DESCRIPTION

The property comprises of a two storey converted office providing modern air-conditioned office space in a combination of open plan and private offices. Adjacent to the main office building is a series of offices and stores and a secure yard area secured by steel security gates.

Accomodation

Description	**Dimensions**	
Office Building	**SQ M**	**SQ FT**
Ground Floor Comprising Offices, Kitchen and Male and Female Toilets	70.42	758
First Floor Office	28.24	304
Total NIA	**98.66**	**1,062**
Offices/Storage Building GIA	115.39	1,242

SERVICES (not tested)

All mains services are understood to be connected to the property.

GUIDE PRICE

£120,000

TENURE

Freehold with vacant possession.

The owners may consider a lease on full repairing and insuring terms for a term to be agreed at a rent of £12,000 per annum exclusive.

VAT

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

RATING

Rateable Value - £12,500
Uniform Business Rate 2015/16 - £0.493

Interested parties should confirm the details with the Local Rating Authority as rateable values can change and may be subject to transitional relief.

EPC

35A King Street has an Energy Performance Assest Rating of 139 (F).

35B King Street has an Energy Performance Assest Rating of 111 (E).

VIEWING AND FURTHER INFORMATION

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IMPORTANT
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RICS
THE NATIONAL ASSOCIATION OF ESTATE AGENTS NAEA

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