

FOR SALE / TO LET

PERMANENT BUILDING

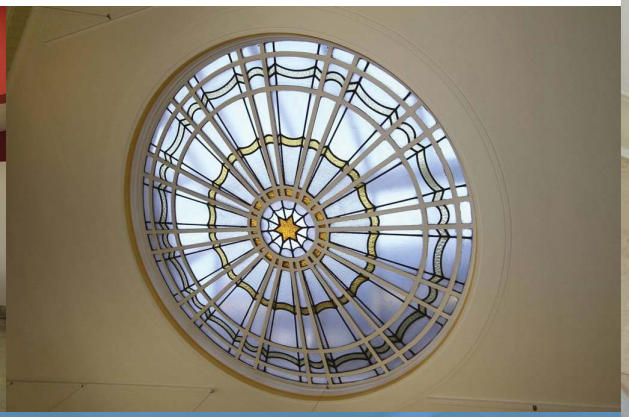
Church Street / Regent Street, Barnsley, South Yorkshire

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

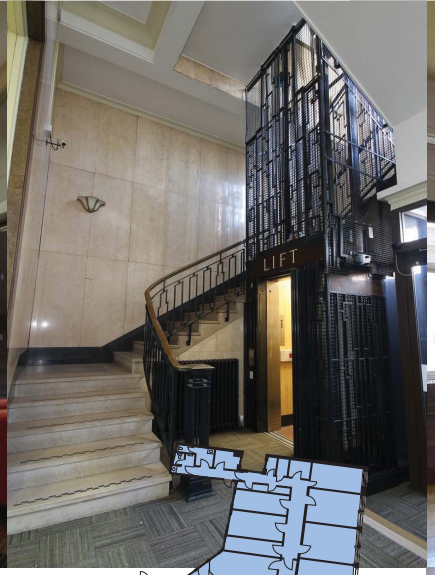
The property has the approximate net areas:-

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.









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

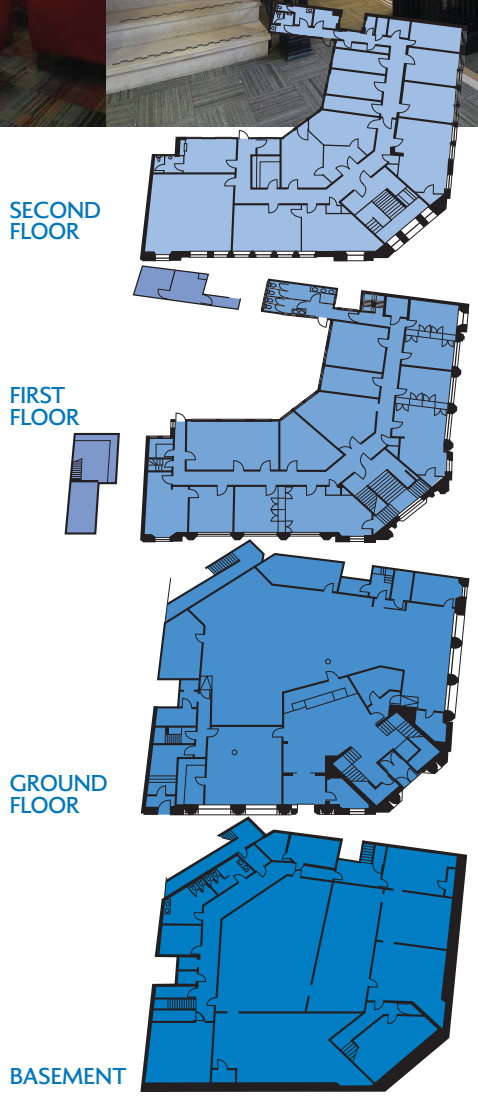
The property has an EPC rating of G (156).

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.



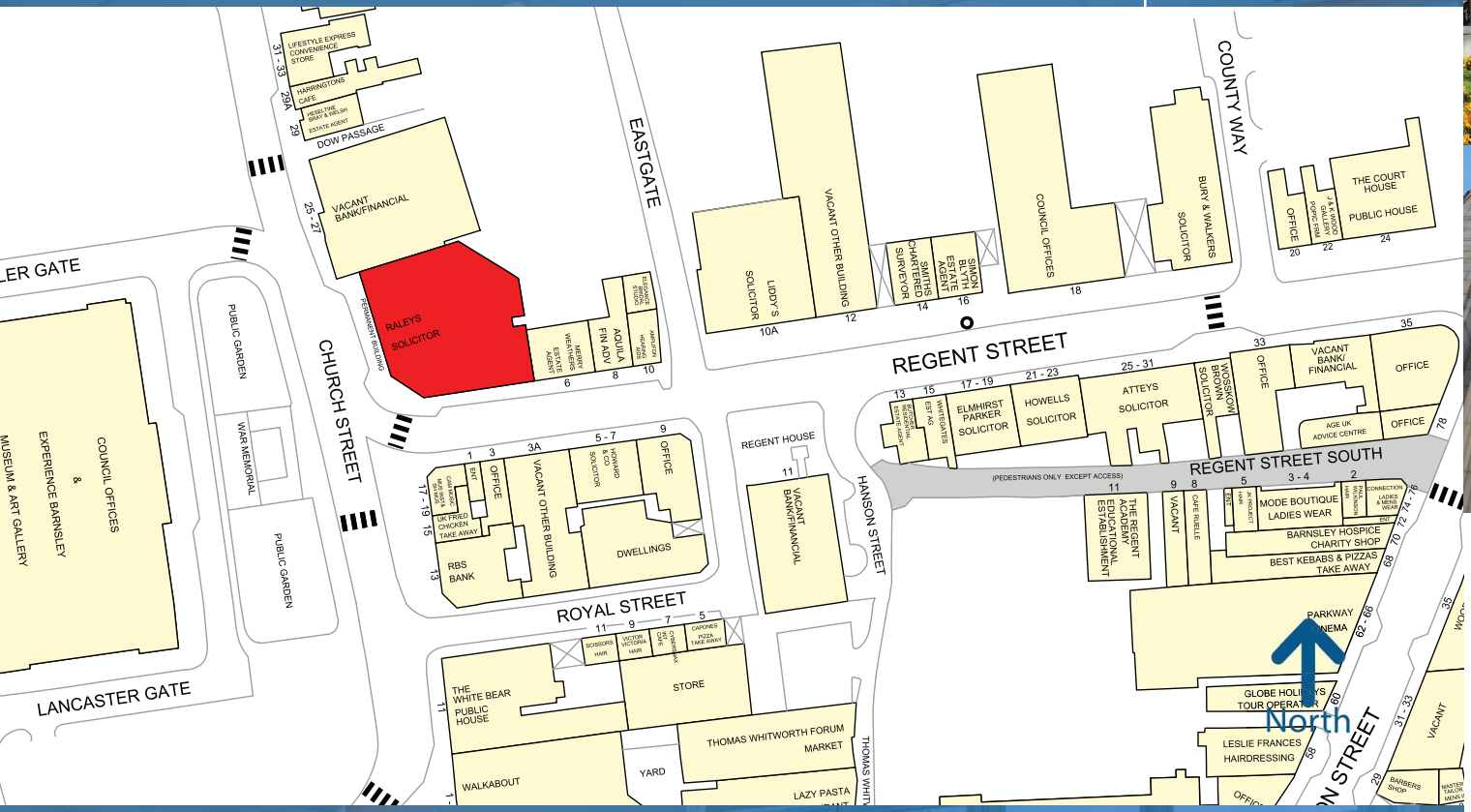




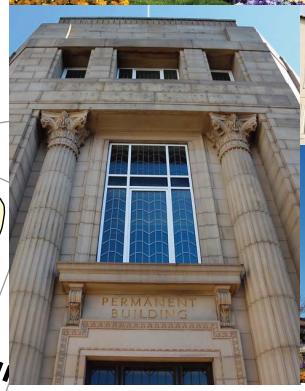
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Church Street / Regent Street, Barnsley, South Yorkshire

Sat Nav
S70 2EH













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.

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:

COMMERCIAL
RESIDENTIAL

SMITHS CHARTERED SURVEYORS

01226 298456

Andrew Corbett
andrew@smithsestateagents.co.uk

Jamie Gibson
jamie@smithsestateagents.co.uk

www.smithsestateagents.co.uk

SUBJECT TO CONTRACT

MISDESCRIPTION CLAUSE: The owner of this property does not make or give Smiths nor their employees any authority to make or give, any representation or warranty whatever in relation to this property, or its plant, services or electrical equipment. The particulars are believed to be correct and, where practicable, reasonable steps have been taken to ensure their accuracy, but this cannot be guaranteed and the particulars are expressly excluded from any contract. Smiths and their employees accept no responsibility for information supplied to them by the owner or any third party. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. May 2016.