

Units 1-6, Barnsley Road
Hoyland, Barnsley S74 0QN

Office Investment

2,728 SqFt (253.43 SqM)

- Prominently located income producing investment
- Fully Let
- High yielding investment

FOR SALE

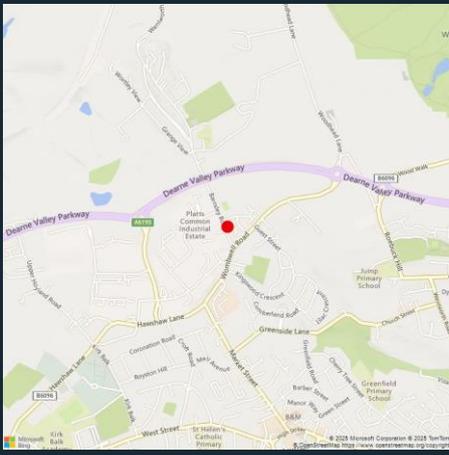


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is prominently located on Barnsley Road, Hoyland. Barnsley Road has immediate access on to the A6195 which in turn provides access to the M1 at Junction 36 approx. 2 miles west.

DESCRIPTION

A modern, detached office building, providing flexible accommodation over ground and first floor. The premises benefit from a striking glazed entrance hallway / service core that provides staircase access to the first floor.

The ground floor premises are configured to provide four self-contained units, two of which provide studio / office suites and one of which provides predominantly open plan office accommodation and one currently being used as a laboratory.

At first floor level, the premises are laid out as open plan office accommodation divided into two interconnecting but separately let office suites (see photo).

The building sits on its own plot (0.398 acres) which is securely fenced on all sides, electric gates with on site car parking for approximately 20 cars and a small rear yard which is currently vacant and may have potential for other uses or to extend the car park.

The property is offered for sale subject to the occupational tenancies which are producing a total gross rent of £49,434 per annum from 6 tenants (a tenancy schedule is available on request).

We consider the sale will be treated as a Transfer of a Going Concern (TOGC) if VAT is applicable.

Rent deposits are held for 5 of the 6 tenants and a contribution to electricity, water and wifi is made by the same 5 of the 6 tenants (further detail is available on request), this is paid in addition to the rent.

RATING

The adopted rateable value is £41,750.

PRICE

Our client is seeking offers in the region of £500,000 subject to contract and exclusive of VAT for their freehold interest. A purchase at this level reflects an attractive net initial yield of 9.47% assuming standard purchasers costs of 4.4%.

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC) C75

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

AML

In accordance with the Money Laundering Regulations prospective purchasers will be asked to produce identification of the intended purchaser and other documentation to support any offers submitted to the vendors.

ACCOMMODATION

Total	2,728 SqFt (253.43 SqM)
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INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the sole agents:

Jason Barnsdale MRICS
Barnsdales - Chartered Surveyors
Tel: 07836 534 040
jason@barnsdales.co.uk



Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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