SMC Brownill Vickers

For Sale



Lot 1 · 47 Church Street


Lot 4 · 49–51 Church Street


Lot 3 · 41–43 Church Street


Lot 2 · 39 Church Street

Town Centre Property Holding – Former Barnsley Chronicle HQ and Three Adjoining Investments

Offers Invited for the Whole

Or available individually in four lots (guide prices from £110,000)

39, 41–43, 47 & 49–51 Church Street, Barnsley, S70 2AH / S70 2AS

0114 281 2183 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Substantial town centre holding with frontage to Church Street and rear access from Eastgate
- Approximately 23,808 sq ft (2,212 sq m) of accommodation on a site of approx. 1.0 acre (0.41 ha)
- 47 Church Street offered with vacant possession – former newspaper HQ with offices, warehouse, yard and parking
- Three let investments producing £47,210 per annum
- Includes a Grade II listed 15th-century timber-framed hall house
- Potential for owner occupation, investment, alternative use or redevelopment (STP)

RICS

A company of values. Est 1884
Licensed & Leisure | Commercial | Residential

SMC Brownill Vickers

The Opportunity

A rare opportunity to acquire a substantial and prominent holding in Barnsley town centre, comprising the former headquarters of the Barnsley Chronicle together with three adjoining let investments. Offers are invited for the whole, or for any of the individual lots.

4 lots
Available as a whole or individually

23,808 sq ft
Approximate total floor area (2,212 sq m)

c. 1.0 acre
Approximate total site area (0.41 ha)

£47,210 pa
Current passing rent across the let lots

£1.39m
Aggregate of the individual lot guide prices

Lot Schedule

Lot	Property	Description	Basis	Rent (£ pa)	Guide price
1	47 Church Street	Former Barnsley Chronicle HQ: front office building, rear offices and warehouse, with yard, parking and the cleared former Deputy House site. 19,118 sq ft on approx. 0.9 acres	Vacant possession	–	£850,000
2	39 Church Street	Two-storey office / shop premises. 819 sq ft	Investment	9,500	£110,000
3	41–43 Church Street	Grade II listed 15th-century timber-framed hall house, used as offices. 830 sq ft	Investment	11,000	£130,000
4	49–51 Church Street	Corner building: ground floor office and café, first floor offices. 3,041 sq ft	Multi-let investment	26,710	£300,000
	Whole holding	**Approximately 23,808 sq ft (2,212 sq m) on a site of approx. 1.0 acre (0.41 ha)**		**47,210**	**Offers invited**

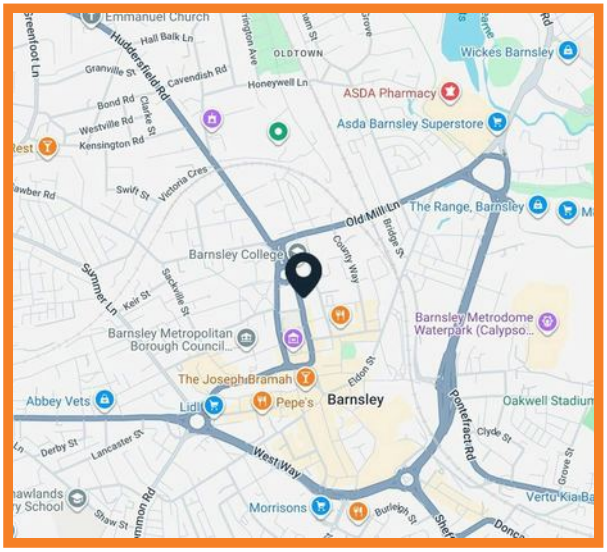
The aggregate of the individual guide prices is £1,390,000. The tenant of the ground floor at 49 Church Street (£9,500 pa) has indicated it will vacate at lease expiry on 9 March 2027.

Location

The holding is located on Church Street, with rear access from Eastgate, in the centre of Barnsley town centre. Barnsley is a busy commercial and retail centre in South Yorkshire, located 16 miles north of Sheffield and 24 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 Interchange (train station) is approximately 0.5 miles away, and there are numerous bus stops within a short walking distance.

Notable occupiers in the area include Barnsley College, the Town Hall, The Cooper Gallery, St Mary's Church and University Centre Barnsley. The main shopping area is within close walking distance. There is significant regeneration in the area, including The Glass Works town centre redevelopment, which has strengthened the retail, restaurant, café and leisure offering.



SMC Brownill Vickers

LOT 1 47 Church Street

Office / HQ / warehouse premises and land with car parking, on approx. 0.9 acres – potential for alternative use or redevelopment (STP)

Description

The property comprises a three-storey front office building, a two-storey rear office / stores building, a rear warehouse and a smaller store / warehouse. The front building is of stone / brick and slate construction and includes a heritage Barnsley Chronicle shopfront (established 1858), together with a single-storey display window frontage to Church Street. The rear building is of brick construction and the warehouse is of brick and block construction with a metal clad roof.

The front building includes a ground floor retail / reception area with a shopfront entrance, offices, stores, kitchenette, staff room and WC facilities, with a central staircase to further offices and WC facilities on the first and second floors.

The rear building (a former printing press building and associated offices) is accessed through the front building, via the yard or from Eastgate, and provides offices, stores and WC facilities over two floors. The warehouse connects to the rear and front buildings, has been used for storage, and includes a roller shutter door (2.38m wide x 3.46m high), a cantilever loading door and a working height to the steel truss of 5.37m. It backs onto Eastgate.

Specification

- Front building: air conditioning, inset lighting, carpets, bay shop window
- Rear offices: air conditioning, LED lighting, perimeter trunking
- Warehouse: concrete floor, suspended lighting, service alley, rear mezzanine

Externally there is side land providing yard space and parking, together with the cleared former Deputy House site (37 Church Street), which gives a second frontage to Church Street. The site extends to approximately 0.9 acres (0.36 ha), to be confirmed by measured survey, with development potential (STP).



Accommodation

Net internal area for the offices, gross internal area for the warehouse.

Area	sq ft	sq m
Ground – front building	2,217	205.97
First – front building	809	75.16
Second – front building	948	88.07
Ground – display window frontage	137	12.73
Ground – rear building	2,538	235.79
First – rear building	2,492	231.51
Warehouse	8,417	781.96
Warehouse / store	1,560	144.93
Total	**19,118**	**1,776.12**

Planning

Most recently used as offices and production / storage (printing press and associated offices). Within the Regent Street / Church Street / Market Hill Conservation Area. The building and site may suit a variety of alternative uses (medical, educational, residential, fitness, leisure, etc.) or redevelopment, subject to planning. Prospective purchasers should make their own enquiries.









LOT 2 39 Church Street

Shop / office investment · Guide price £110,000



Description

A two-storey building of traditional construction with a painted rendered elevation, a pitched stone slate roof and a shopfront-style frontage to Church Street. The side elevation adjoins the cleared former Deputy House site. The property is occupied by Best Solicitors as professional offices.

The ground floor has been refurbished to a good standard and provides a reception / waiting area and a consultation room. A staircase leads to the first floor, which provides an office, a kitchenette and a WC, with character features including a period cast iron fireplace, alcove shelving and exposed roof timbers.

Accommodation

Floor	sq ft	sq m
Ground – sales area	310	28.80
Ground – store area	149	13.84
First – office / stores	257	23.88
First – kitchenette	103	9.57
Total	**819**	**76.09**

Tenancy

- Tenant: Best Solicitors Limited (Co. No. 13697258)
- Term: 6 years from 1 January 2023, expiring 1 January 2029
- Rent: £9,500 per annum exclusive
- Rent review: 1 January 2028
- Repair: keep in repair and condition, limited by a photographic schedule of condition
- Excluded from the security of tenure provisions (sections 24–28) of the Landlord and Tenant Act 1954

> Gross yield of 8.6% at the guide price, based on the passing rent.

LOT 3 41–43 Church Street

Grade II listed office investment · Guide price £130,000



Description

A Grade II listed, later 15th-century timber-framed hall house with a stone slate pitched roof, and a wide timber shopfront with two large display windows and a central entrance door. The property is occupied by Best Solicitors as professional offices.

Inside, the building keeps much of its historic character, with exposed oak roof trusses, beams and timber framing throughout. The ground floor provides an open-plan front office, a rear office / meeting area, a kitchenette and a WC. A timber staircase leads to a gallery office set within the roof space.

Accommodation

Floor	sq ft	sq m
Ground – office / sales	546	50.73
Mezzanine – upper office	90	8.36
Lower ground – storage	150	13.94
Lower ground – kitchenette	44	4.09
Total	**830**	**77.12**

Tenancy

- Tenant: Best Solicitors Limited (Co. No. 13697258), also tenant of 39
- Term: 6 years from 1 January 2023, expiring 1 January 2029
- Rent: £11,000 per annum exclusive
- Rent review: 1 January 2028
- Use: offices / Use Class E, subject to planning
- Repair: keep in repair and condition, subject to a photographic schedule of condition
- Excluded from sections 24–28 of the Landlord and Tenant Act 1954

> Gross yield of 8.5% at the guide price, based on the passing rent. Listed building consent is required for alterations.

SMC Brownill Vickers

LOT 4 49–51 Church Street

Retail / office investment on a prominent corner – three tenants producing £26,710 per annum

Description

A corner building at the junction of Church Street and Eastgate, let to three tenants:

- A ground floor office at 49 Church Street, fitted out for office use and let to N Brook Ltd (t/a TaxAssist Accountants)
- A ground floor café at 51 Church Street with a basement, trading as Munchies
- First floor offices above both units, accessed via a side entrance and staircase, with a mainly open-plan area, private rooms / offices and WC facilities, occupied by Rhythm Inc (music school)

The building offers medium / longer term development potential (STP) given its corner position adjoining 47 Church Street.



Accommodation

Area	sq ft	sq m
Ground – 49 Church Street (TaxAssist)	722	67.08
Ground – 51 Church Street (Munchies)	877	81.48
Basement – 51 Church Street (Munchies)	208	19.32
First floor – 49–51 Church Street (Rhythm Inc)	1,234	114.64
Total	**3,041**	**282.52**

Tenure

Freehold, registered under title number SYK41518.

> The TaxAssist lease expires on 9 March 2027 and the tenant has indicated it will vacate, offering scope for owner occupation or re-letting of the ground floor at 49 Church Street.

Tenancies

Unit	Tenant	Use	Term	Rent (£ pa)	Notes
49 Church Street – ground floor	N Brook Ltd (t/a TaxAssist Accountants)	Office	10 years from 10 March 2017, expiring 9 March 2027	9,500	Within the 1954 Act. Historically a fixed service charge of £3,600 pa covering rates, utilities and insurance. Tenant has indicated it will vacate on expiry.
51 Church Street – ground floor and basement	Munchies Barn Ltd	Café (Class E)	6 years from 1 December 2025, expiring 30 November 2031	9,500	Outside the 1954 Act. Rent reviews every 2 years from 1 December 2027, upward only to open market rent. No tenant break.
First floor – 49–51 Church Street	Private individuals (t/a Rhythm Inc)	Offices	3 years from 1 February 2018, expired 31 January 2021; tenant holding over	7,710	Further details on request.
Total				**26,710**	

SMC Brownill Vickers

General Information

Tenure

Freehold. Further title information is available on request.

Site Area

We estimate the whole holding extends to approximately 1.0 acre (0.41 ha), of which 47 Church Street (Lot 1, including the side land and former Deputy House site) is approximately 0.9 acres (0.36 ha). Areas are estimated from mapping and are subject to measured survey.

Planning

The holding is within the Regent Street / Church Street / Market Hill Conservation Area. 41–43 Church Street is Grade II listed (List Entry 1435194). Interested parties should make their own enquiries with Barnsley Metropolitan Borough Council regarding alternative uses or redevelopment.

Business Rates

Property	Rateable value
47 Church Street	£66,000
39 Church Street	£4,200
41–43 Church Street	£8,700
49 Church Street	£7,600
51 Church Street	£8,600
51 Church Street (upper)	£11,750

Based on information from the Valuation Office Agency website. Interested parties should make their own enquiries with the local authority.

Energy Performance Certificates

Property	EPC rating
39 Church Street	D (83)
51 Church Street – ground floor	D (78)
47, 41–43, 49 (ground) and 49–51 (first floor)	Upon enquiry

Price

Offers are invited for the whole holding. Guide prices for the individual lots are:

Lot	Guide price
Lot 1 – 47 Church Street	£850,000
Lot 2 – 39 Church Street	£110,000
Lot 3 – 41–43 Church Street	£130,000
Lot 4 – 49–51 Church Street	£300,000

VAT

We are informed that VAT is not payable on the purchase price.

Method of Sale

The holding is offered for sale by private treaty, as a whole or in individual lots. Offers for the whole and for individual lots will be considered alongside each other. Unconditional offers are preferred for the investment lots. Conditional offers for 47 Church Street or the whole will be considered. The seller reserves the right to set a best bids date and is not obliged to accept the highest or any offer.

Identity Checks

In order to comply with Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Viewing

Strictly by appointment with the sole agent. Please do not approach the tenants or occupiers directly.

Francois Neyerlin BSc (Hons) MA MSc MRICS
0114 281 2183
francois.neyerlin@smcbrownillvickers.com
SMC Brownill Vickers, 82 Queen Street, Sheffield

Brownill Vickers Limited trading as SMC Brownill Vickers (SMCBV) 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 SMCBV 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 of services or facilities, fixtures and fittings, any guarantee or warrantee 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 SMCBV 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) SMCBV 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 SMCBV.

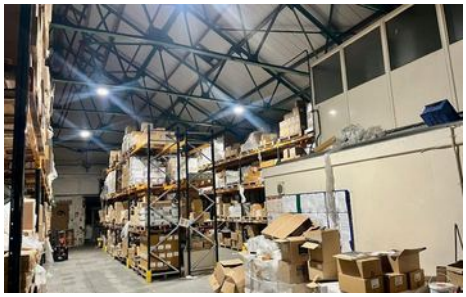
Indicative Site Plan



47 Church Street – Interior





Further Photographs – Yard, Parking and Eastgate



Side land and car parking, looking towards the rear of 41–43 Church Street



Car park and side land, looking towards the Church Street gates



Car parking beside the rear office building



Rear office building and yard



Loading yard and covered loading bay



Warehouse / store and loading area



Eastgate boundary wall and gated access



Rear office buildings from Eastgate



Warehouse at the corner of Eastgate, with external stair



Eastgate – boundary wall, gated access and rear office buildings

Lot 1 – 47 Church Street: Further Photographs



First floor office



Central staircase



Meeting room



Car parking to the rear of 47 Church Street



Eastgate – warehouse gable and rear of 49–51 Church Street

Church Street Frontage



Church Street – 49–51 Church Street on the corner of Eastgate, with 47 Church Street and the display window frontage beyond



The Church Street frontage, from 39 and 41–43 Church Street (right) to the 47 display windows and 49–51 beyond



39 Church Street, with the cleared former Deputy House site (behind the hoarding) to the right



47 Church Street – the main building and display window frontage to Church Street

Lots 2 & 3 – 39 and 41–43 Church Street



39 Church Street – ground floor reception


39 Church Street – consultation room

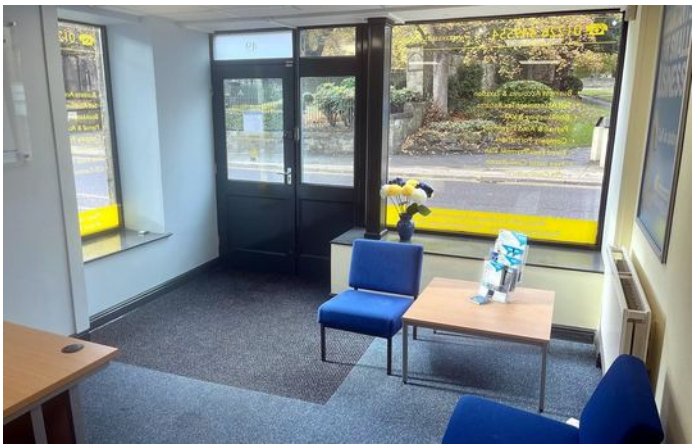

39 Church Street – first floor office, with period fireplace


41–43 Church Street – exposed oak roof trusses


41–43 Church Street – front office


41–43 Church Street – timber staircase to the gallery office

Lot 4 – 49–51 Church Street



49 Church Street – ground floor reception



49 Church Street – open-plan office and meeting rooms



51 Church Street – café seating area



51 Church Street – fitted commercial kitchen (tenant's fit-out)



First floor offices



Eastgate elevation and first floor entrance