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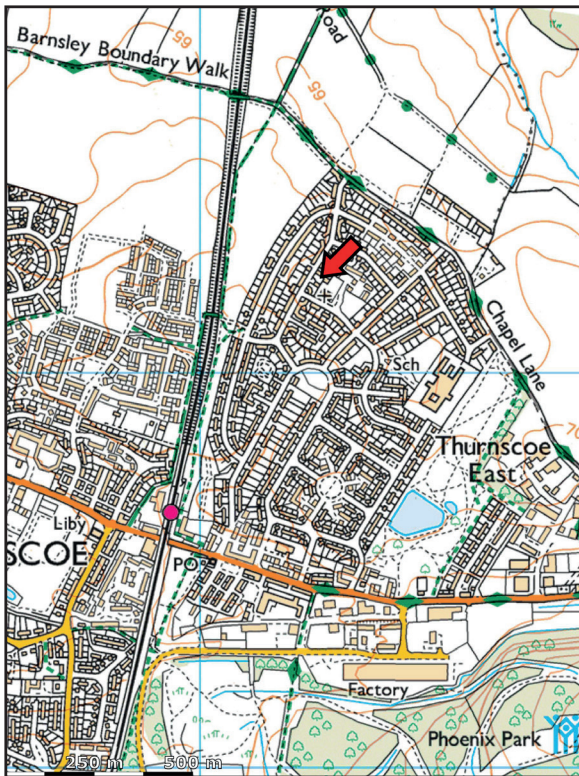
Workshops With Development Potential

**Workshops, Briton Street, Thurnscoe,
Rotherham S63 0HH**



0114 279 2806

www.whiteandcosurveyors.com



Subject to Contract. Please Note: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but neither White & Co Property Advisory Limited nor the Vendor accept responsibility for any error they contain however caused and they are not intended to constitute part of an offer or contract. All areas quoted are approximate. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a representation or statement of fact, therefore intending purchasers must satisfy themselves by inspection or otherwise to their correctness. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order, nor that the property complies with current planning or other legislation. Neither White & Co Property Advisory Limited, nor any of their employees has any authority to make or give any further representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Plans are not to scale.

DESCRIPTION

The property comprises a detached two storey building latterly used as offices and workshop accommodation with a secure hard surfaced yard area. The property is considered to have redevelopment potential for a variety of uses subject to planning permission.

LOCATION

The property stands within a residential area on Briton Street, within the village of Thurnscoe and lies approximately 800 metres north of Thurnscoe Station.

TENURE

We understand that the tenure of the property is freehold and that vacant possession will be available on completion.

There are electricity meters serving the neighbouring property located on the subject site and an easement will be granted in favour of the neighbouring land owner, regularising rights of access.

ACCOMMODATION

The property has the following floor area which has been calculated on a Gross Internal Area (GIA) basis.

	Sq M	(Sq Ft)
Ground Floor	124	(1,335)
First Floor	98	(1,055)
Total	222	(2,390)

SITE

The property occupies a reasonably level triangular shaped site with a hard surfaced yard area to the front.

The site extends to approximately 0.06 Ha (0.16 Acres) which has been scaled from the Ordnance Survey.

PLANNING

The property stands within an area within the jurisdiction of Barnsley Metropolitan Borough Council. We understand that the use of the property as offices and workshop accommodation is long established. The property is considered suitable for a variety of uses subject to planning permission, though interested parties are advised to make their own enquiries and verifications in respect of planning matters.

RATABLE VALUE

The property is described in the Rating List as the following:

Accommodation	Description	Rateable Value
Unit 1 22b, Briton Street	Workshop and premises	£2,950
Unit 5 22b, Briton Street	Offices and premises	£3,450
Unit 2-3 22b, Briton Street	Workshop and premises	£2,950

All viewings are strictly by prior arrangements with the sole agent:

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