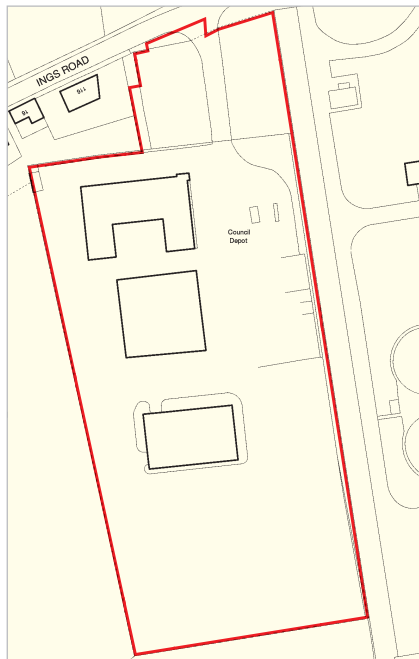


Barnsley
The Former Council
Depot
Ings Road
Wombwell
South Yorkshire
S73 0BP

- **Freehold Office and Industrial Investment**
- Arranged on a site of 1.7 hectares (4.21 acres)
- Let until December 2018
- Parts sublet at a current sub rent of £48,320 per annum
- May lend itself to residential development (1)
- Current Rent Reserved
£30,000 pa

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
 Freehold.

Location

The town of Wombwell is situated 6 miles to the south-east of Barnsley, at the junction of the A633 and B6096. The A1(M) is approximately 4.5 miles to the east via the A6195 Dearne Valley Road, which connects Junction 36 of the M1 Motorway to the west and to Junction 37 of the A1(M) to the east.

The property is situated on the eastern side of Wombwell town centre on Ings Road. Ings Road is immediately to the east of the B6096, a road linking Wombwell and Darfield and connecting to Doncaster Road (A636), a major route between Barnsley and Doncaster and the A1(M). Opposite the property is Townlands Close residential development.

Description

The property comprises three main buildings, along with various outbuildings, arranged on a site of approximately 1.70 hectares (4.21 acres). The first building is arranged on ground and two upper floors to provide office and warehouse accommodation. The second and third buildings are arranged on ground floor only to provide warehouse accommodation.

The property provides the following accommodation and dimensions:

Ground Floor Stores	750.67 sq m	(8,080 sq ft)
Ground Floor Garage	777.84 sq m	(8,373 sq ft)
Ground Floor Workshop	534.95 sq m	(5,758 sq ft)

First Floor Office	251.07 sq m	(2,703 sq ft)
Total	2,314.53 sq m	(24,914 sq ft)

NB. Not measured by Allsop. Floor areas sourced from www.voa.gov.uk

Tenancy

The entire property is at present let to S W JOHNSON AND A M PHILLIS by way of an assignment from MU Yorkshire Limited for a term of 5 years from 20th December 2013 at a current rent of £30,000 per annum. The lease contains full repairing and insuring covenants, subject to a schedule of condition. We understand that parts of the property have been sublet on varying terms at a current sub rent of £48,320 per annum. Details can be found in the legal pack.

Planning (1)

Part or all of the property may lend itself to residential development. All enquiries in this regard should be referred to Barnsley Council. www.barnsley.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda