

FOR SALE

**FULLY FITTED RETAIL UNIT WITH
INTERCONNECTED FLAT ABOVE, ADJOINING
TERRACED HOUSE, GARAGE/ OUTBUILDINGS
AND SMALL PLOT OF LAND BEHIND**



**1 SIDCOP ROAD
CUDWORTH
BARNSELY
S72 8TG**

**2000 SQ/FT OF LAND BEHIND MAY SUIT CAR PARK
OR RESIDENTIAL DEVELOPMENT
(SUBJECT TO PLANNING)**

**OPPORTUNITY TO REFURBISH/ SPLIT HOUSE AND
SELL SEPERATELY**

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

LOCATION

The property is located in a prominent position, highly visible from the main Pontefract Road in Cudworth which is an urban village 3.5 miles north east of Barnsley in south Yorkshire.

DESCRIPTION

The property comprises a former Co-op shop that last traded as a convenience store. It is fully fitted with counter/till areas, fridge units and shelving. There is a modern aluminium framed shop front with electric roller shutter protection. There is an interconnecting flat above with a new combi boiler. Most of the windows are double glazed. There is an adjoining mid terraced house that extends above the shop area in part. Both the flat and the house require full renovation. There are various outbuildings, a substantial garage and an area of land at the rear, as shown on the land registry plan opposite (not to scale). The land has no planning permission in place, but may suit car parking or perhaps residential development, subject to obtaining the necessary planning consent.

ACCOMMODATION

Ground floor shop

Sales area 90.4
Rear Store 33.8

First floor flat

Room 1 12.7
Room 2 10.0
Hall 4.4
Bathroom 5.41
Living room 28.03

Total 184.74 sq/m
1,988 sq/ft

Basement (Not measured)

House

Ground Floor

Hall 5.66
Front room 16.64
Rear Room 25.49

First Floor

Front 21.81
Rear 24.13
Rear 2 11.46

Bathroom 8.42

Total: 113.61 sq/m (1,222 sq/ft)

Basement (Not measured)

Land to rear

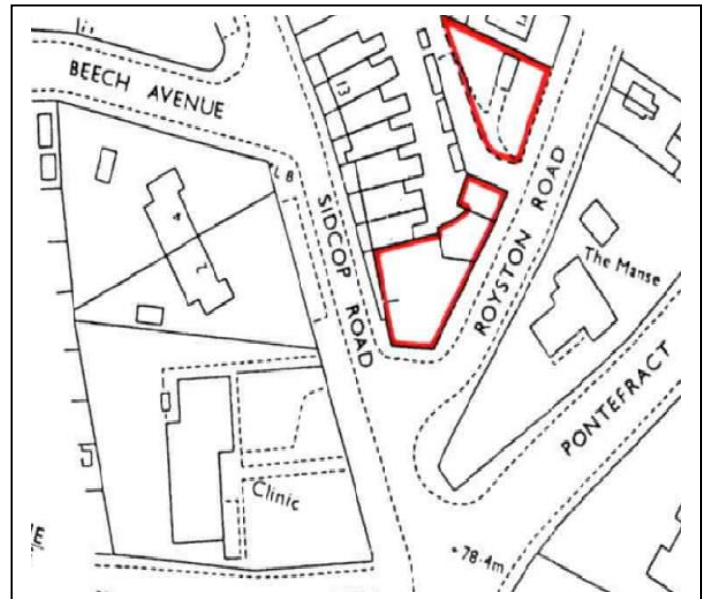
Approx 1,500 sq/ft

Double Garage

Not measured

PRICE

Offers in the region of £225,000



EPC

Report currently on order. Available shortly.

VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS



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Preparation of details October 2021