



**2 - 4 Station Road, Wombwell, Barnsley, South  
Yorkshire, S73 0AY**

**Investment  
FOR SALE**



- Commercial & Residential Investment
- Total Rent £39,180 p.a. @ 11/03/21
- Close to A633 Valley Way, High Street & public car park
- Private car park to the rear
- Price reduced March 2021

**£410,000**

**neal@cravenwildsmith.co.uk**



**Location**

The property is well located just off the A633 Valley Way and close to High Street and adjacent to a public car park.

See the plans below.

**Description & Accommodation**

An investment opportunity comprising a traditional parade of shops with 4 flats above. To the rear is a with private car park where the vendor has parked approximately 7 cars. Beyond the rear boundary is a public car park.

**NOTE: No services or equipment has been tested.**

**Viewing**

For viewings & further information contact: Craven

Wildsmith: **01302 36 86 86**

Email: [neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)

Search online [www.cravenwildsmith.co.uk](http://www.cravenwildsmith.co.uk)

**Terms**

- 2 & 2a Station Road - A double ground floor shop and first floor salon let to March 2024 at £15,000 per annum. Uses ad a hair and beauty salon.
- 4 Station Road – A ground floor shop let to March 2022 at £6,600 per annum. Used as a Vape shop
- 4 Individual flats above 2 and 4 Station Road let on assured shorthold tenancies at a total of £17,580 per annum

**NOTE the rent and terms were correct as at 11/03/21**

**Energy Performance Certificate (EPC)**

UNIT	BAND
2-4 Station Road (Commercial)	C
Flat 2a	B
Flat 2b	B
Flat 4a	B
Flat 4b	B

**Money Laundering:**

Money Laundering Regulations require us to identify parties to a transaction. All parties will be required to provide proof of identity.

**Privacy Policy**

See <http://craven-wildsmith.co.uk/about/privacy-policy/>

**Offer Procedure:**

To make an offer on this property supply us with the relevant details, which will be passed on to our client. To advise our clients we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

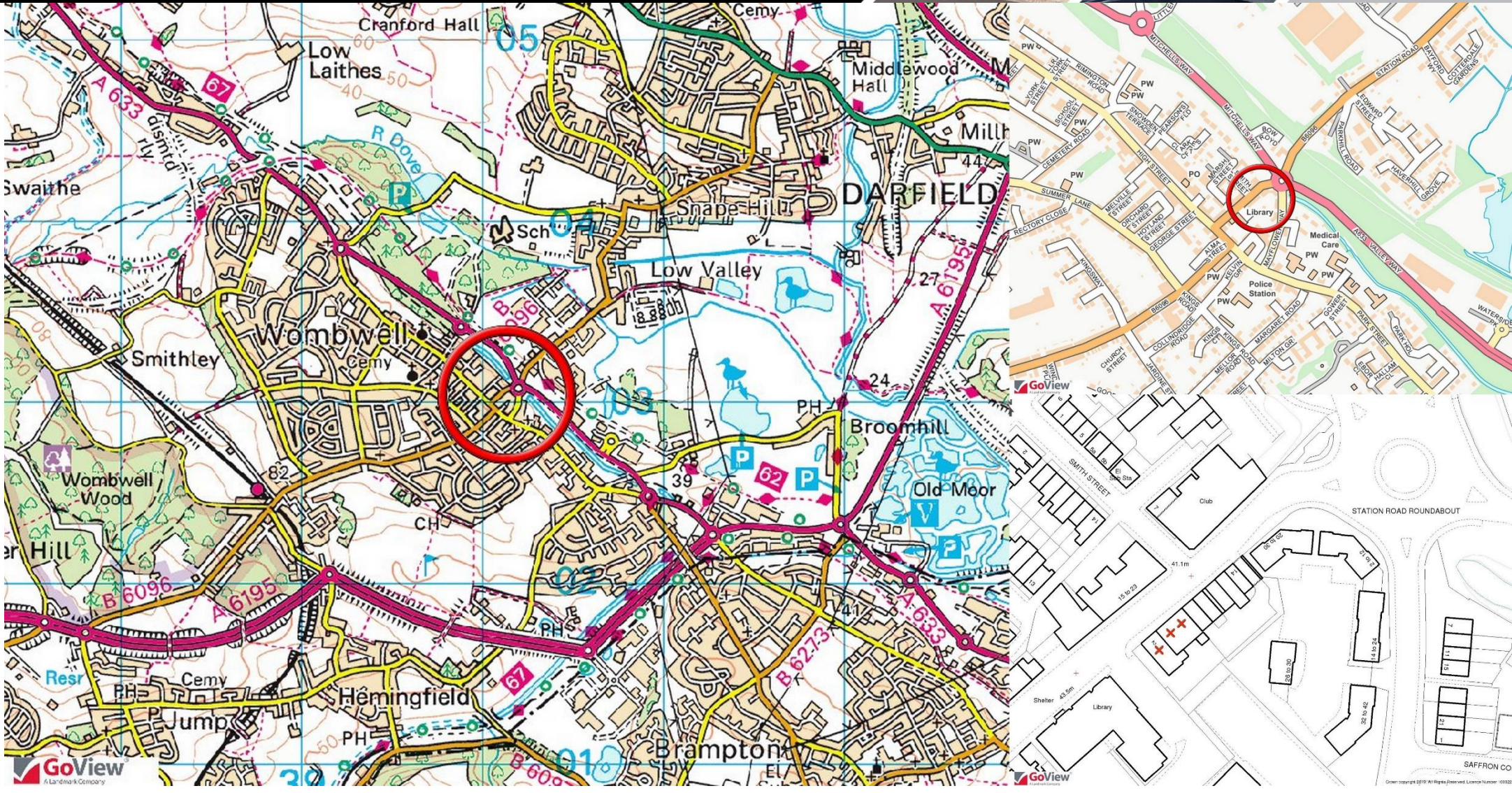




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Liley House | 33 Northgate | Tickhill | DN11 9HZ

Registered in England No. 07062547

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## HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s' at the end of the lease.**

**Do you have a property or portfolio to MANAGE?** Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

**Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.**

**Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:**

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement 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.
3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liability, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.