



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

## **PROMINENT WORKSHOP & TRADE COUNTER BUILDING**

**FORMER MC MILLS & CO SITE,  
LOWER CASTLEREAGH STREET, BARNSELEY, S70 1AR**

702m<sup>2</sup> (7,500 sq ft) on 0.127 ha (0.314 acres)



- Town centre located premises
- Suitable for a variety of industrial/commercial uses
- Benefiting from secure gated yard

**0113 2348999**

## Location

The premises are located on the southern side of Lower Castlereagh Street in the centre of Barnsley. The property overlooks West Way (A61) and is opposite Blucher Street which is accessed from Peel Square via Pitt Street. The site also has access from Wortley Street.

The property is approximately 10 miles from Rotherham, 12 miles from Sheffield and 1.5 miles from J37 of M1.



## Description

The property comprises a site of approximately 0.27 ha (0.314 acres) with two buildings upon it. There is a single storey former commercial garage with full length concertina wooden doors. The building also has a mezzanine area together with offices and stores and toilet facilities.

There is also a multi storey brick building which originally was a Post Office mail sorting building and has been used for many years as a trade counter and stores for the business of MC Mills. There are two floors of storage space and second floor office space. Toilet facilities provided.

Externally there is a gated yard area with two points of vehicular access.

## Accommodation

Description	M <sup>2</sup>	(sq ft)
Garage building (includes mezzanine of 50m <sup>2</sup> (540 sf))	235	(2,500)
Multi storey building GF	207	(2,236)
Multi storey building FF	207	(2,236)
Multi storey building SF	53	(572)
	<b>(702)</b>	<b>(7,544)</b>

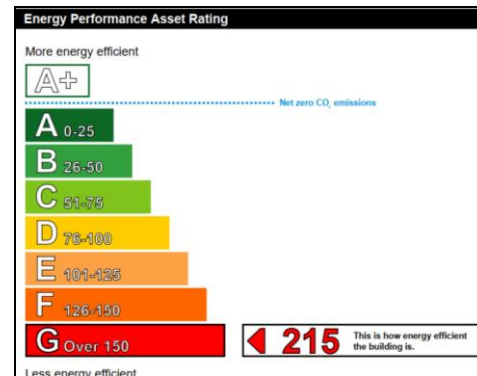
There is a 3 cwt enclosed hoist between the ground and first floor.

## Services

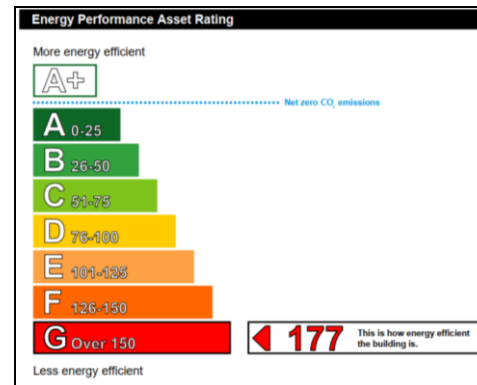
We are advised mains water, sewer drainage and three phase electricity are available. No tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Energy Performance Certificate

Below is the EPC for the garage building.



Below is the EPC for the workshop and offices.



## Rating

The premises are rated as: -

Warehouse & Premises

RV £13,750

The National Uniform Business Rate for 2019/20 is 49.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Price

Offers in the region of £250,000 are sought for the freehold.

## VAT

All prices are quoted exclusive of VAT if applicable.

## Viewing/Enquiries

Strictly by appointment only with the joint agents: -

Michael Steel & Co  
Richard Barker

Tel: 0113 234 8999  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)

Smiths  
Andrew Corbett

Tel: 01226 298456  
[andrew@smithsstateagents.co.uk](mailto:andrew@smithsstateagents.co.uk)

Our Ref: 2924/A/RB  
November 2019

Subject to Contract



Michael Steel & Co  
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Michael Steel & Co conditions under which particulars are issued

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