

FOR SALE

MODERN 2-STOREY OFFICE PREMISES

1,190.33 SQ M (12,813 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**2 BEEVOR COURT
PONTEFRAC T ROAD
BARN SLEY
SOUTH YORKSHIRE
S71 1HG**

**FOR SALE -
OIRO
£1,100,000**

- **Excellent sale and lease back opportunity**
- **New 10-year lease to be agreed with The Animal Trust at a rent of £48,000 per annum exclusive, at ground floor level**
- **Low Capital Value rate of £85.00 per sq ft**
- **To Let: Modern first floor offices from 2,406 sq ft (223.52 sq m) to 6,412 sq ft (595.69 sq m)**
- **On site car parking with EV charging available**
- **For Sale – Offers in the region of £1,100,000**



LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west, via the A628 Dodworth Road.

Beevor Court is a well-established office location and is situated off the A628 Pontefract Road approximately 0.75 miles from Barnsley Town Centre and adjacent to Barnsley Football Club. The building forms part of a courtyard office development of three buildings with landscaped grounds and secure car parking. Other occupiers nearby include South Yorkshire Pensions, Yorkshire Probation Trust and Burrows Kia.

DESCRIPTION

This modern 2-storey detached office building provides extensive accommodation ideal for investors or owner occupiers who may not require full use of the overall space.

The ground floor has been converted to provide for a high specification animal hospital. The Animal Hospital would look to agree a sale of the overall property and lease back the ground floor space on a new 10-year lease at a rent of £48,000 per annum exclusive.

The first-floor office accommodation comprises a modern open plan specification with plaster painted walls and suspended ceiling with inset LED panel lighting. The accommodation is heated by way of a gas fired central heating system.

The first-floor accommodation would suit sub-division to provide for multiple lettable suites or an office centre.

The Animal Trust may also consider a short-term lease of the first-floor accommodation.

Animal Trust Vets CIC are a well-established veterinary service who have been trading since February 2012 and have a Business Express Experian Credit Score of 85 (Low Risk).

The property benefits from lift access and secure gated parking for 50 vehicles.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor – Animal Trust	595.67	6,412
First Floor – Vacant	223.52	2,406
First Floor - Vacant	371.14	3,995
TOTAL	1,190.33	12,813

SALE PRICE

Offers in the region of £1,100,000.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has the following Rateable Values:-

Ground Floor: £67,000 - Office and premises.

First Floor: £64,500 - Office and premises.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with joint agents, Lamb & Swift Commercial and Smiths Chartered Surveyors.

Telephone: 01204 522275

Contact: Nathan Broughton

Email: nbroughton@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

Telephone: 01226 298456

Contact: Andrew Corbett

Email: andrew@smiths-surveyors.co.uk

Smiths Chartered Surveyors
14 Regent Street
Barnsley
S70 2HG



