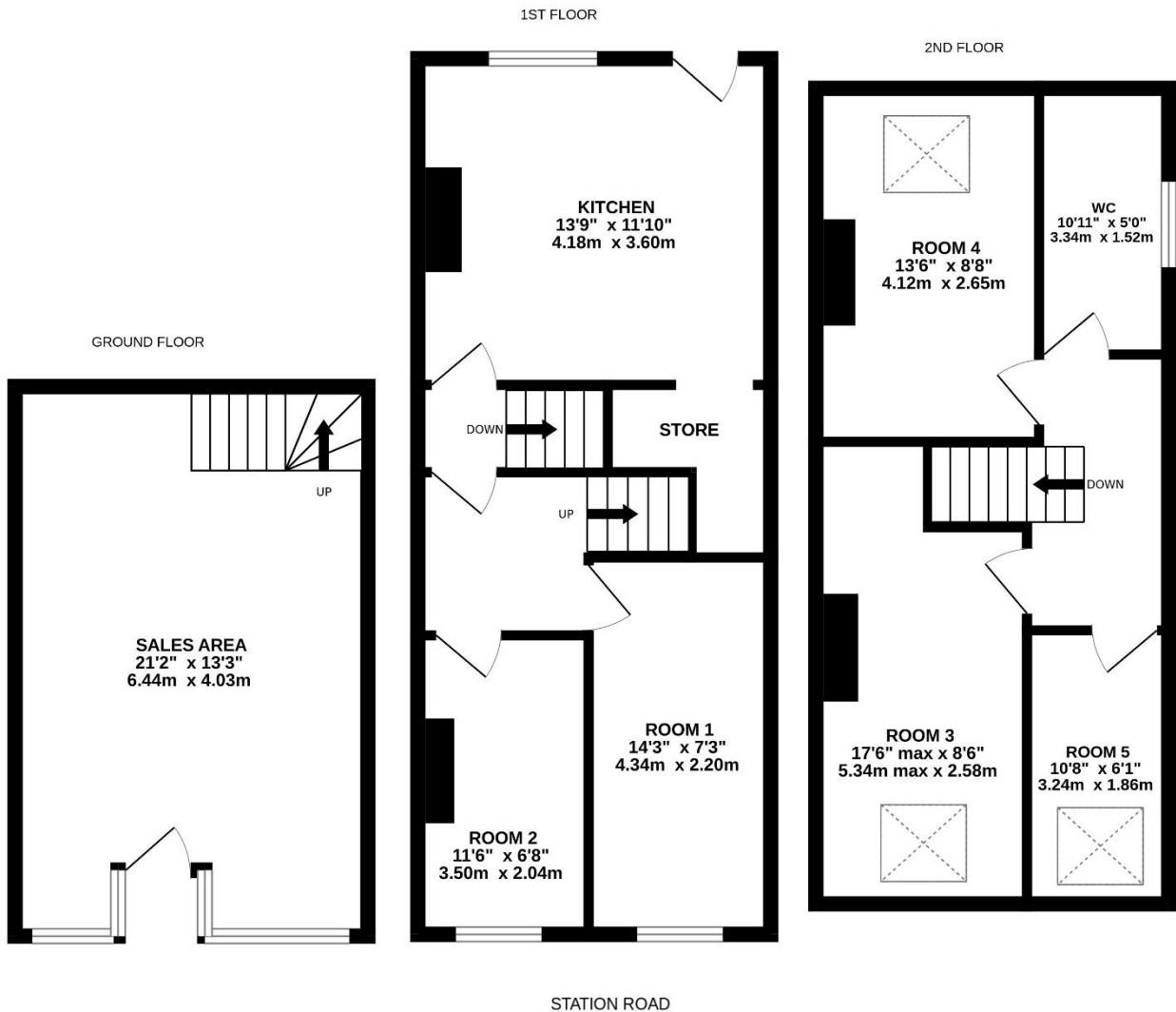




9 STATION ROAD, WOMBWELL, S73 0AH



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

FANTASTIC OPPORTUNITY TO PURCHASE A COMMERCIAL INVESTMENT PROPERTY IN THE CENTRE OF WOMBWELL. SET OVER THREE FLOORS AND PROVIDING HIGH QUALITY ACCOMMODATION THE PROPERTY IS GENERATING £9,000 PER ANNUM WITH A LEASE UNTIL JUNE 2029

Offers Around £165,000

LOCATION

Wombwell is a busy and popular location approximately 5 miles south east of Barnsley Town Centre. Wombwell has a busy centre serving surrounding villages with a variety of shops, pubs and services. Dearne Valley Parkway links the town to junction 36 of the M1 Motorway and Wombwell train station provides frequent services to Barnsley and Sheffield. The property is situated in the centre of Wombwell on Station Road, with on road parking available immediately in front of the property and further free all day car parking provided in large car parks nearby.



PROPERTY

9 Station Road is a stone-built property set over three floors and is extremely well presented. The ground floor is a large open plan space with a good level of natural light, there is a beautiful central light feature as well as additional wall lights and period features. An open plan staircase leads to the first floor. This provides three further rooms, including a large staff room/kitchen. It has a fitted stainless-steel sink and drainer and fitted low- and high-level cupboards. There is a door which leads to the shared yard at the rear. The second floor has a further three rooms, all of which are of good size, have fitted cupboards, period features and attractive central light fittings. There is also a W.C. and wash hand basin. There are UPVC double glazing throughout, gas fired central heating and automatic roller shutters to front and back. There is also an alarm system. The property has a net internal area of 955 sq ft (88.33 sq m).



LEASE

The property is let on a Full repairing and insuring lease at a rent of £9,000 per annum until June 2029. Further information is available upon request.



RENTABLE VALUE

The property has a rateable value of £3,850.



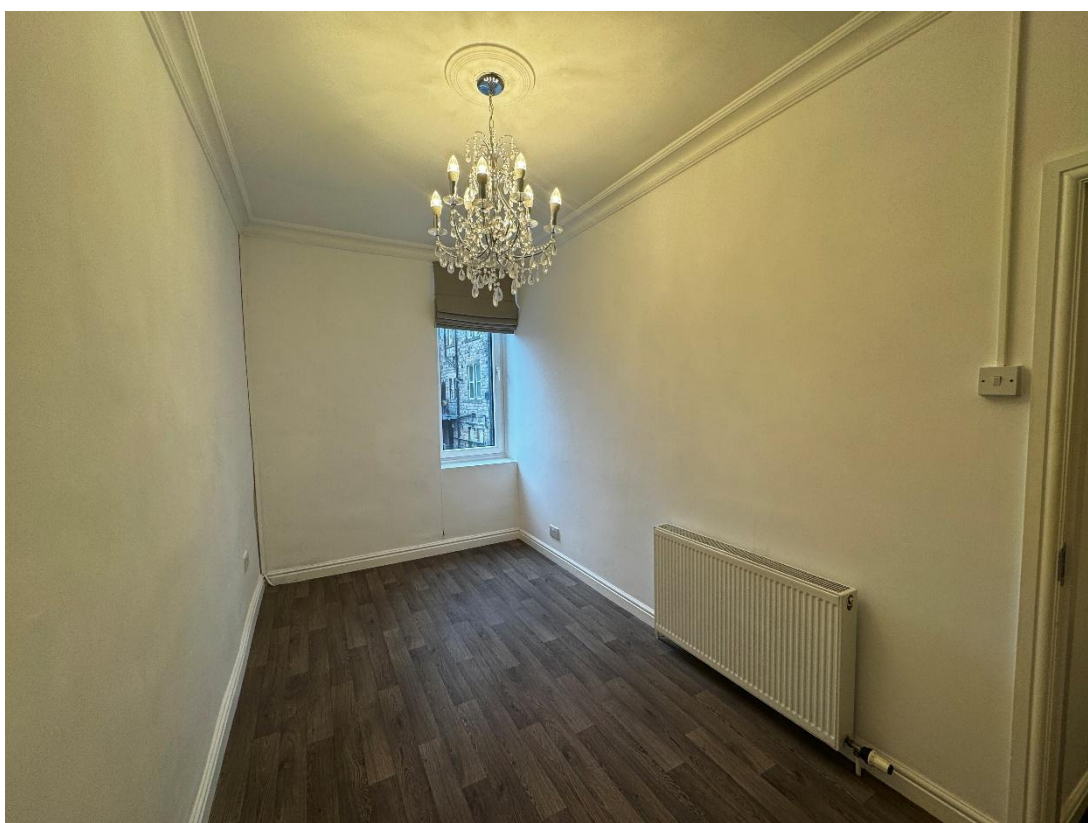
PRICE

Offers around £165,000. VAT is not applicable on the sale price.



VIEWINGS

For further information or an appointment to view please contact Gina Powell or Rebecca Blyth on 01226 731730 gina.powell@simonblyth.co.uk/rebecca.blyth@simonblyth.co.uk.





ADDITIONAL INFORMATION

EPC rating -

Property tenure – Freehold

Local authority – Barnsley Metropolitan Borough Council

Council tax band –

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience

in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 21/08/2026



PROPERTY VIEWING NOTES



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MAIN CONTACTS

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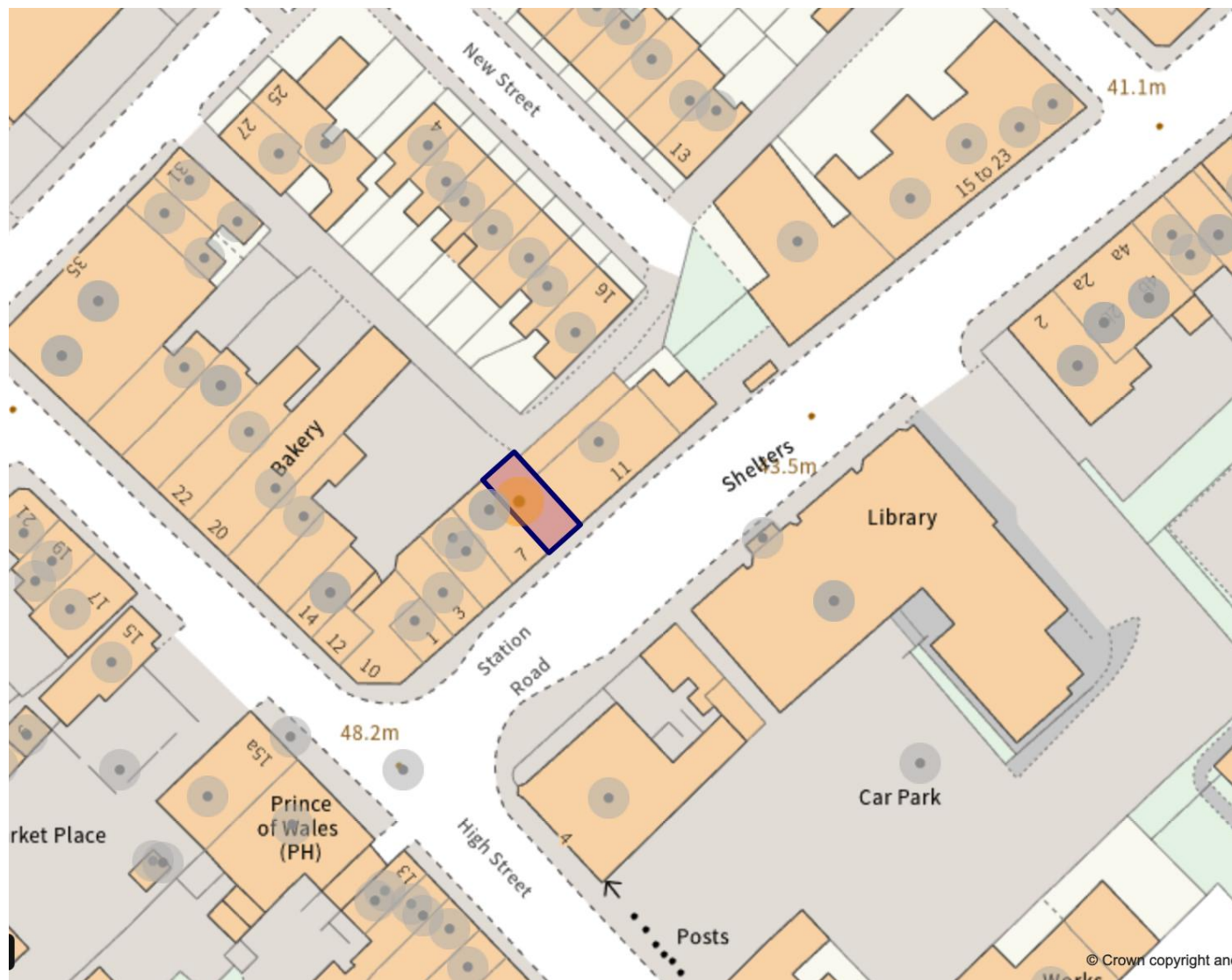
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