



## 40-42 Sheffield Road

, Barnsley, S70 1HP

Price Guide £110,000



Prominent Retail Premises with Upper Floor Accommodation – Barnsley

An excellent opportunity to acquire this detached, two-storey retail property occupying a prominent position on the busy A61 Sheffield Road, on the south eastern fringe of Barnsley Town Centre.

The property comprises a ground floor retail unit with additional accommodation to the first floor, along with useful cellar storage. Currently utilised as letting offices, the premises also benefit from a private yard area to the rear.

The property is well-served by mains water, electricity, and drainage, and is heated via a gas central heating system.

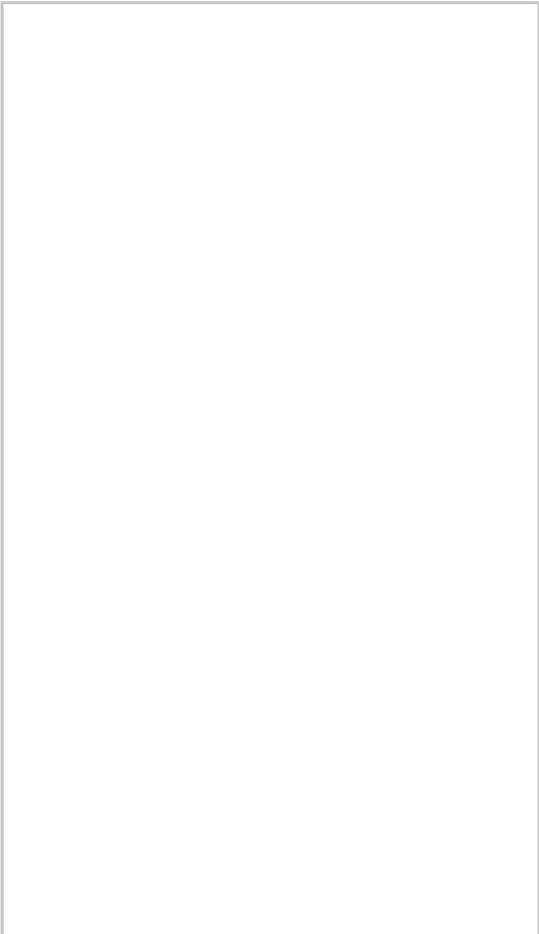
Situated within a mixed-use area of retail shops, offices, licensed premises, and food outlets, the property is within close proximity to the Alhambra Shopping Centre and benefits from excellent transport links. Junction



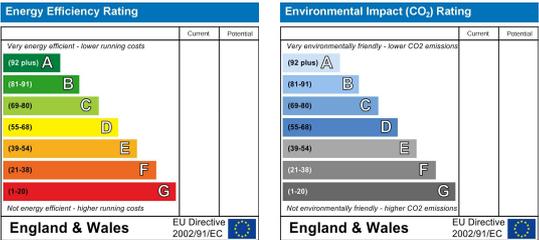
## Area Map



## Floor Plans



## Energy Efficiency Graph



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