



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



Wellington Street, Barnsley, S70 1SS

£450,000

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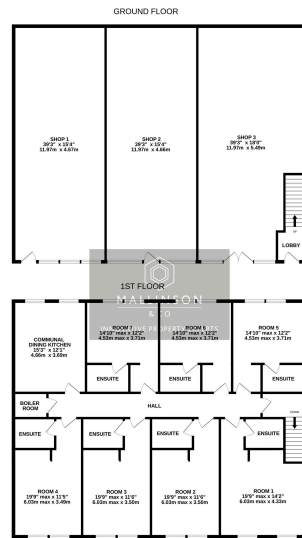
- COMMERCIAL PROPERTY
- HMO TO FIRST FLOOR
- 1 COMMUNAL LOUNGE
- 7 EN SUITE FACILITIES
- CLOSE TO AMENITIES, SERVICES & EXCELLENT TRANSPORT LINKS
- 3 SHOP UNITS
- 1 COMMUNAL KITCHEN
- 6 BEDROOMS
- LOCATED IN BARNSELEY TOWN CENTRE
- APPROXIMATELY £58,000 INCOME & 13 % NET YIELD PER ANNUM



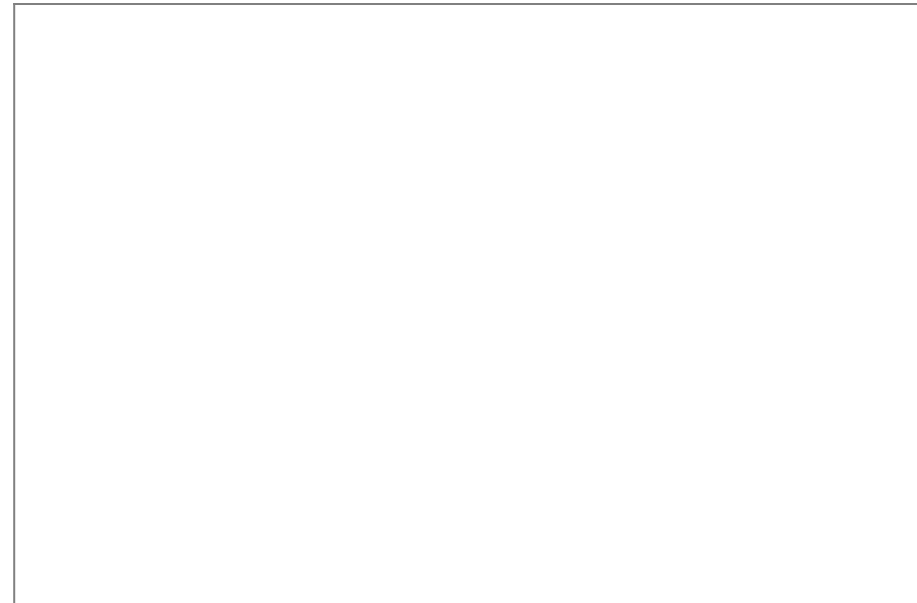




ATTENTION INVESTORS ... WHAT AN OPPORTUNITY ... A CHANCE TO PURCHASE SOME PRIME COMMERCIAL PROPERTY WITHIN BARNESLEY TOWN CENTRE, CURRENTLY FULLY LET, NETTING A TOTAL INCOME PER ANNUM OF £58,000 AND A NET YIELD OF 13%. THE BUILDING CONSISTS OF 3 GROUND FLOOR SHOP UNITS, A MULTIPLE OCCUPANCY UNIT ABOVE WITH 6 BEDROOMS, 7 BATHROOMS, A COMMUNAL AREA AND A COMMUNAL KITCHEN. CONVENIENTLY LOCATED CLOSE TO TOWN CENTRE AMENITIES, SERVICES AND TRANSPORT LINKS.



Where exact details have been taken to create the accuracy of the floor plan contained herein. Measurements of areas, volumes, levels and other data are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for general guidance only and should not be used for any purpose other than that for which it was intended. The purchaser, lessee and occupier shall verify the accuracy of the plan and make their own enquiries as to the accuracy of any data contained herein.



INNOVATIVE  
PROPERTY  
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Mallinson & Co

Office: 01226 414 150

Email: [ben@mallinsonandco.co.uk](mailto:ben@mallinsonandco.co.uk)

Web: [www.mallinsonandco.co.uk](http://www.mallinsonandco.co.uk)

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT