

0114 2449121

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INVESTMENT - FOR SALE

Eddisons



**ROYAL COURT, HOYLAND, BARNSELY, S74 9RP AND
ROCK MOUNT, HOYLAND, BARNSELY S74 9LQ**

Price: Offers Over £2,400,000

- Annual gross rent - £161,382
- 22 recently developed bungalows and flats
- Vacant Day Centre
- Available as a whole or may split

LOCATION

The premises are located close to the junction of Rock Mount and the B6097 King Street in the South Yorkshire town of Hoyland. Hoyland is a busy and thriving cosmopolitan location with the town centre ¼ mile to the west and Junction 36 of the M1 Motorway.



DESCRIPTION

The property comprises principally of 21 recently built tenanted bungalows and a one bedroom flat. All parts are currently or have recently been let on Assured Shorthold Tenancy Agreements.

SERVICES

Mains electricity, gas and water are connected to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis.

Typical Accommodation

	SQ M	SQ FT
11 Royal Court		
Living Room	16.8	181
Bedroom	10.3	111
Bedroom	7.7	83
Kitchen	5.4	58
Shower/WC	-	-

	SQ M	SQ FT
18 Royal Court		
Vacant Day Centre	47.3	509.0
Kitchen	4.4	48.0
WC/WC and Shower	-	-

PRICE

Offers over £2,400,000

TENURE

Freehold

LEASE TERMS

	LEASE RENEWAL DATE
2 Royal Court	28/04/25
8 Royal Court	27/01/25
10 Royal Court	12/09/25
15 Royal Court	23/05/25
16 Royal Court	05/01/25
19 Royal Court	01/06/25
21 Royal Court	26/10/25
25 Royal Court	25/04/25
7 Royal Court	02/02/25
11 Royal Court	15/12/25
20 Royal Court	12/01/25
1 Royal Court	01/04/25
5 Royal Court	01/04/25
6 Royal Court	01/04/25
12 Royal Court	01/04/25
14 Royal Court	01/04/25
5 Rock Mount	01/04/25
7 Rock Mount	01/04/25
3 Rock Mount	07/09/25
9 Rock Mount	09/11/25
11 Rock Mount	14/05/25
15 Rock Mount	19/05/25
Total Monthly Rent	£13,383.50

COUNCIL TAX

All addresses are in Band A.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

VAT

We understand that VAT is not payable in this instance, however, interested parties are requested to satisfy themselves as to the applicable VAT position regarding the Freehold Interest, if necessary by taking the appropriate professional advice.



LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has EPC ratings of between C and D.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: Paul Oddy
Paul.Oddy@eddisons.com
(0114) 2449121

Ref: 751.1223145

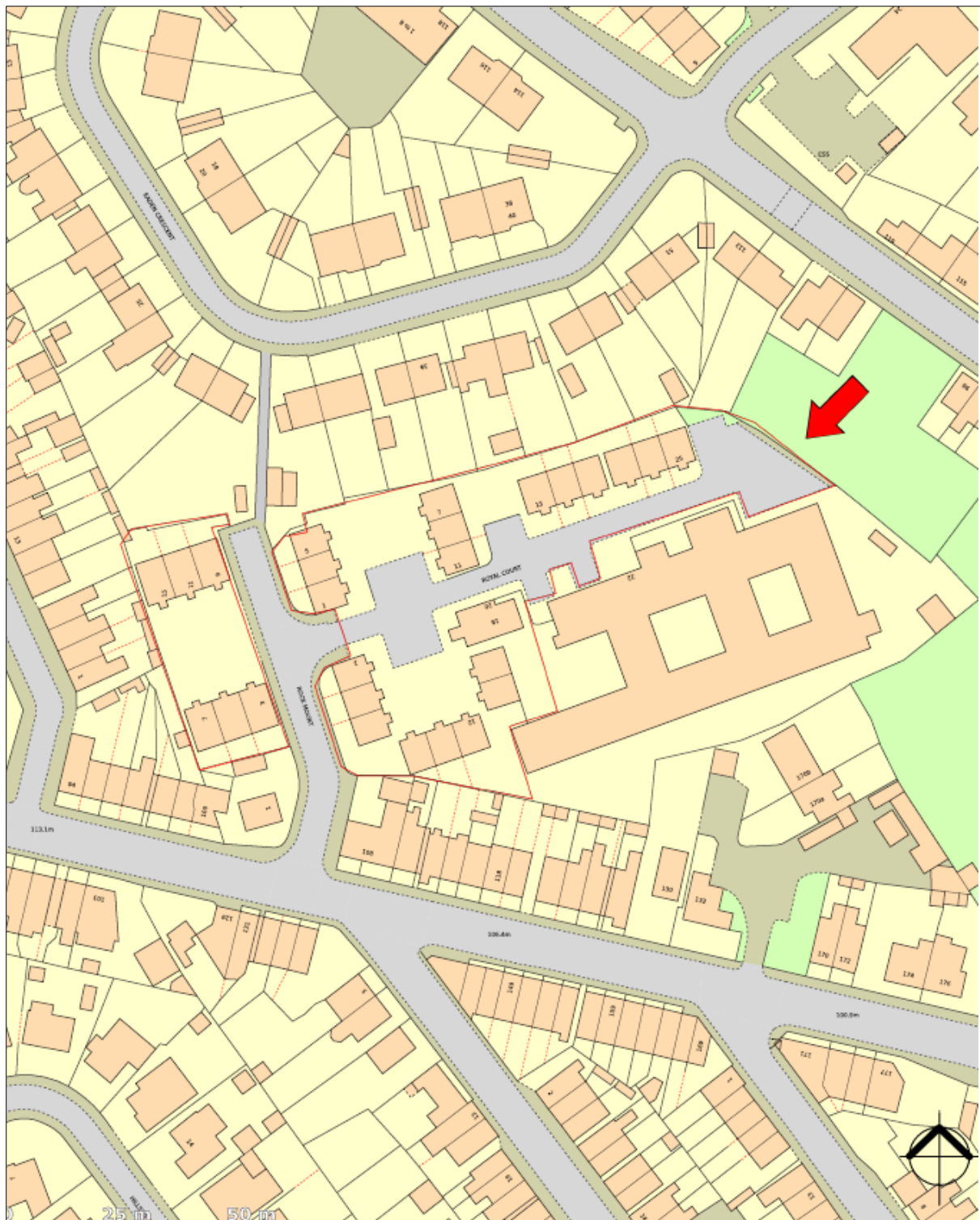
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Incorporating **Fernie Greaves**



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Eddisons

Incorporating Fernie Greaves