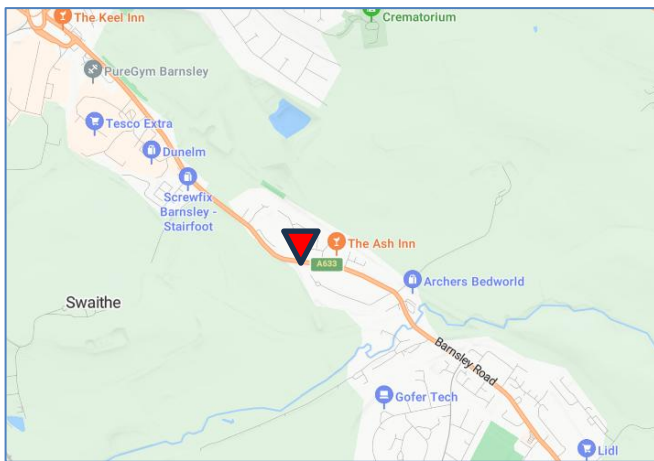




Wombwell Lane, Aldham Bridge, Wombwell, Barnsley, S73 8EP

TOTAL AREA: 7,487 SQ. FT (695.56 SQ.M) on 0.33 Ha (0.81 Acres)



LOCATION

The property benefits from a prominent position fronting the A633 Barnsley Road, approximately 1 mile north west of Wombwell town centre and 2.5 miles south east of Barnsley.

The immediate surrounding area features a mix of roadside retail and car sales, with established residential neighbourhoods located to the north west.

DESCRIPTION

The subject comprises a former tyre & exhaust garage with workshop, storage, ancillary areas and reception:

- Single vehicular access / egress point
- Open parking / yard to front and side
- Concrete portal frame construction (with additional brick built stores to the rear)
- 5 vehicle access doors
- Canopy / covered open storage area
- Dedicated customer reception / trade counter

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide a gross internal area of: 695.56 sq m (7,487 sq ft).

The site extends to a total of approximately 0.33 ha (0.81 acres).

EPC

Available upon request.

BUSINESS RATES

Rateable Value - £67,500 (1st April 2026)

Description – Warehouse and Premises

TENURE / TERMS

The property is available on a freehold basis.

Offers over £375,000 are invited for the freehold interest.

VIEWING & FURTHER INFORMATION

By appointment through the sole agents, Newmark Gerald Eve LLP.

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Particulars issued June 2026.