

26 - 30 Shambles Street,  
Barnsley, S70 2SW

# TO LET

Ground Floor Retail Premises /  
Bar Area with basement Staff /  
Storage area

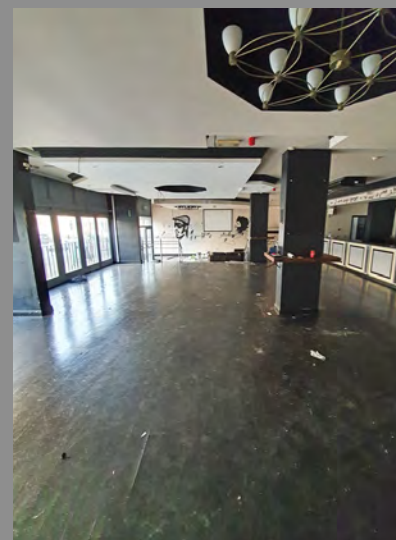
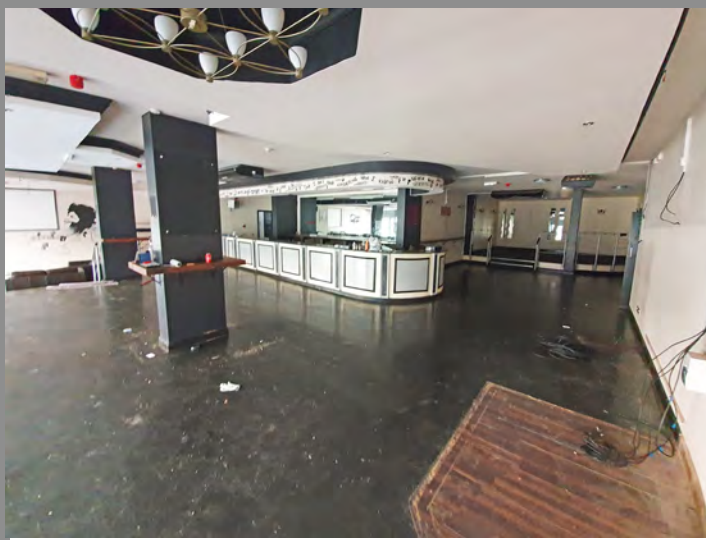
321.10 sq m (3,456 sq ft) GIA

Prominent Town Centre location  
close to Town Hall, 6th form  
college & other leisure operators

Available as a whole but may split

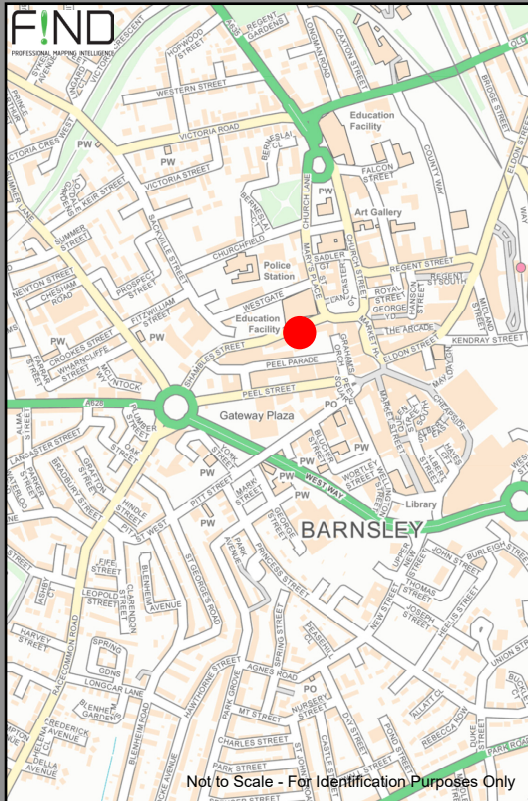
Guide Rent £20,000 p.a.exc.

**Scotts**  
01482 325634



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## LOCATION / DESCRIPTION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

The property is situated on Shambles Street within the prime license legislation sector of Shamble Street, Market Hill and Church Street. Other occupiers nearby include the Town Hall, Barnsley 6th form college and other local license leisure operators.

The property comprises a ground floor retail unit which would suit licensed, leisure, retail uses subject to consent.

## ACCOMMODATION

<b>Ground Floor</b> <i>Retail / Bar Area, accessible toilet and kitchen</i>	256.73 sq m	2,763 sq ft
<b>Basement</b> <i>storage and staff facilities</i>	64.37 sq m	693 sq ft
<b>Total GIA</b>	<b>321.10 sq m</b>	<b>3,456 sq ft</b>

## SERVICES (not tested)

Mains water electricity and drainage are connected to the property.

## RATABLE VALUE

The property is described as 'Public House & Premises' with a Rateable Value of £9,600. Billing Reference 51300092074357. The local billing authority is Barnsley (2023 Rating List. Source: VOA Website).

## DISPOSAL TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a Guide Rent of £20,000 per annum exclusive.

## LEGAL COSTS

Each party to be responsible for their own costs.

## ENERGY PERFORMANCE RATING: D

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165 or Joint Agent Smiths Chartered Surveyors, Andrew Corbett [andrew@smithsestateagents.co.uk](mailto:andrew@smithsestateagents.co.uk) 01226 298456

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