

26 - 30 Shambles Street,
Barnsley, S70 2SW

TO LET

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

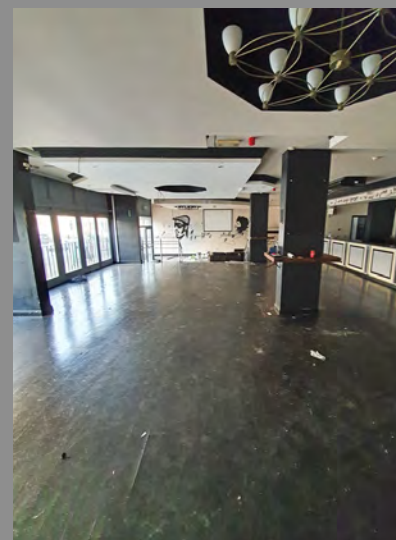
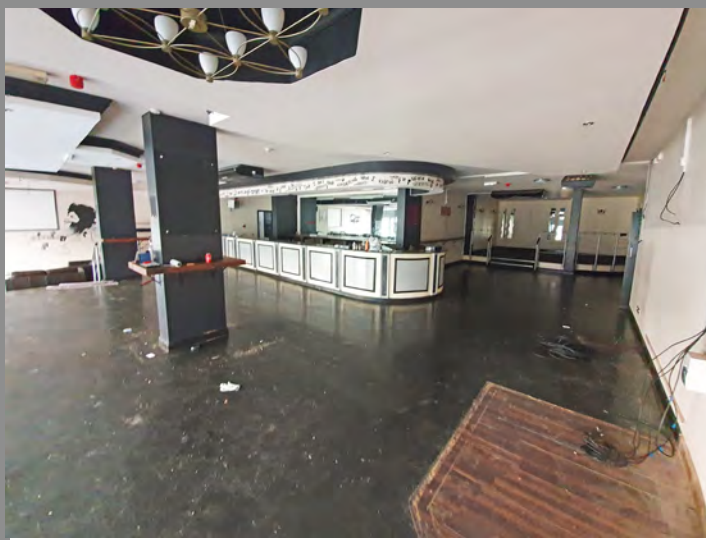
321.10 sq m (3,456 sq ft) GIA

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



26 - 30 Shambles Street,
Barnsley, S70 2SW

TO LET



Scotts
01482 325634
www.scotts-property.co.uk

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

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

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 £14,500. The local billing authority is Barnsley (2026 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 07801 515165 or Joint Agent Smiths Chartered Surveyors, Andrew Corbett andrew@smithsestateagents.co.uk 01226 298456

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6703**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.