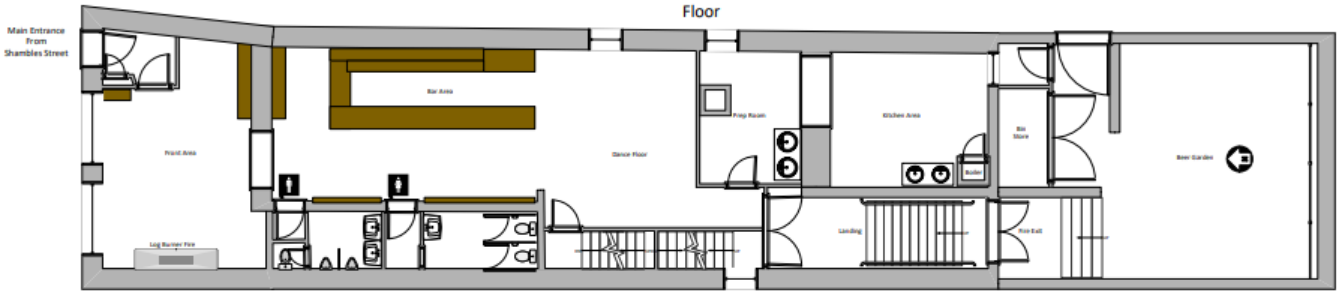
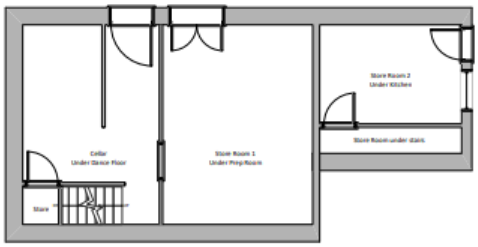
Simon Blyth
ESTATE AGENTS

32 SHAMBLES STREET, BARNSLEY, S70 2SH

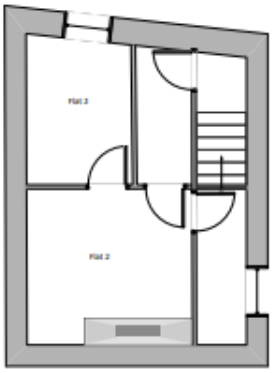
Ground Floor



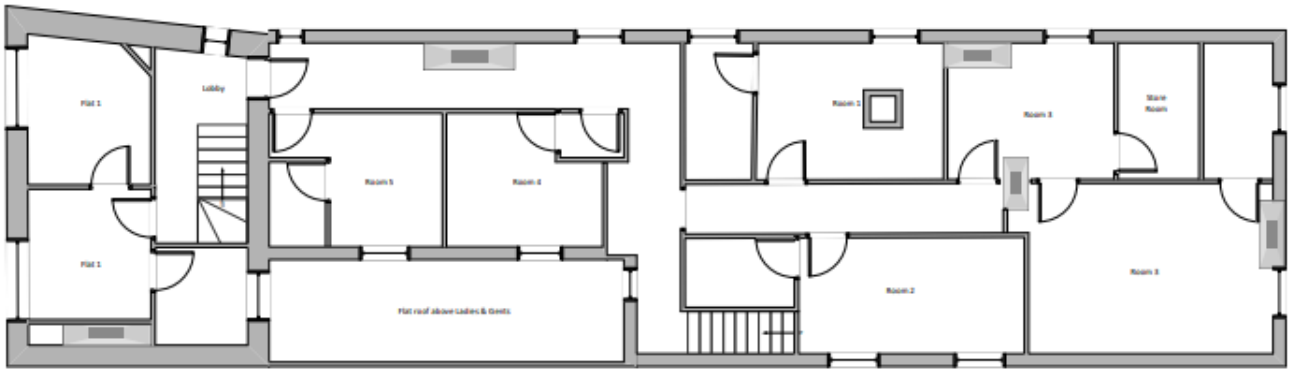
Cellar(s)



2nd Floor



1st Floor



PROPERTY DESCRIPTION

A FANTASTIC 3 STOREY PROPERTY LOCATED IN THE CENTRE OF BARNSLEY. OFFERING AN IMMACULATE RESTURANT/BAR AREA TO GROUND FLOOR WITH LARGE COMMERCIAL KITCHEN AND AN OPPORTUNITY TO CONVERT THE FIRST AND SECOND FLOORS TO COMMERCIAL /RESIDENTIAL SPACE. WITH CELLAR AND STORAGE SPACE AND A LARGE SECURE OUTSIDE SPACE TO THE REAR THE PROPERTY HAS A GROSS INTERNAL AREA TOTALLING APPROXIMATELY 3000 SQ FT (278.7 SQ M) AND MUST BE VIEWED TO APRECIATE THE SIZE AND POTENTIAL IF HAS TO OFFER.

AVAILABLE BY MODERN METHOD OF AUCTION
GUIDE PRICE £235,000

LOCATION

The property is situated on Shambles Street, a busy area within Barnsley Town Centre surrounded by established retail units, bars, restaurants and opposite Barnsley 6th Form College. After recently undergoing significant investment within the Town Centre, Barnsley has a thriving commercial and leisure sector and increasing number residential occupiers. With less than a 10 minute walk from the Railway Station and a number of car parks close by, Shambles Street continues to be one of the prime addresses within the Town.

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PROPERTY

32 Shambles Street is a detached three storey building that has previously been used as a bar and restaurant. Accessed at ground level from Shambles Street, a welcoming large open plan room with a mix of stone flag floors and feature fireplace great you before heading through in to the bar area. Offering good space and further seating area, there are two sets of toilets accessed from here as well as access to two of the cellars.

There is a large commercial kitchen to the rear with large stainless steel extractor hood and prep area.

Stairs lead down to a door at the rear which could provide a separate access if required to the first floor.

From the hallway, a door leads to the first floor, which offers opportunities for the purchaser to create either commercial or residential space (subject to any necessary consents). The area has recently been divided up in to 6 large rooms and two store rooms. In addition to the front of the building there are a further two rooms overlooking Shambles Street and two rooms above this which previously were residential and could easily be converted into 2 x 1 bedroom apartments. This floor offers and abundance of potential and will a separate secure access could be a totally separate from the ground floor if required.

Externally there is a large secure yard to the rear with pedestrian access off Dog Lane. There is a large separate bin store and access to one of the cellar/store rooms.

The property has an approximate gross internal area of 3,000 sq ft (278.7 sq m) and benefits from 3 phase electric supply and mains gas.

RENTABLE VALUE

We have been verbally informed by the Local Authority that the property has a rateable value of £8,600. However interested parties are advised to make their own enquiries.

AUCTION INFOMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Fire exit
Keep clear

cellarplus
KEG B

M&S
Keystar

VAT

VAT is not applicable on the purchase price

VIEWINGS

For an appointment to view or further information please contact the Gina Powell (gina.powell@simonblyth.co.uk) or Rebecca Blyth (Rebecca.blyth@simonblyth.co.uk) on 01226 731730

SUBJECT TO CONTRACT

ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP
The boundary ownerships and tenure of the property nave not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS
If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST
Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE
Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of

products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30
Saturday - 9:00 to 14:00
Sunday - 11:00 to 13:00

Details printed 31/03/2026

PROPERTY VIEWING NOTES

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MAIN CONTACTS

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W: www.simonblyth.co.uk
E: Commercial@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259