High Street, Grimethorpe, Barnsley, S72 7LS

- Ground floor commercial shop with prominent frontage
- Two large double bedrooms
- Flexible layout with multiple potential uses
- Central High Street location
- Modern residential accommodation above
- Contemporary kitchen and bathroom
- Ideal for investors or owner-occupiers
- Planning approval for HMO in place

HUNTERS®
HERE TO GET *you* THERE

Offers Over £90,000

High Street, Grimethorpe, Barnsley, S72 7LS

Commercial & Residential Investment Opportunity - HMO Licence approved
High Street, Grimethorpe, Barnsley, S72 7LS

An excellent opportunity to acquire a versatile mixed-use property situated in the heart of the village centre of Grimethorpe, close to local amenities and within easy reach of Barnsley. The property comprises a ground floor commercial shop unit with spacious residential accommodation above, making it ideal for owner-occupiers, investors, or those looking to run a business from home.

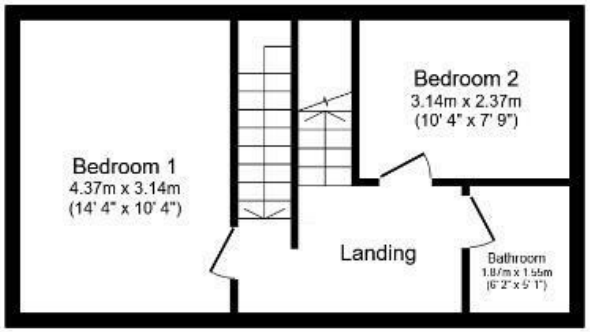
The ground floor offers a prominent retail shop frontage to the busy High Street, providing excellent visibility and footfall potential. The space is suitable for a wide range of uses, subject to any necessary consents.

Above the commercial unit is a well-presented and modern accommodation arranged over the upper floors. The living space briefly comprises a modern fitted kitchen, bathroom, and two large double bedrooms, all finished to a contemporary standard throughout.

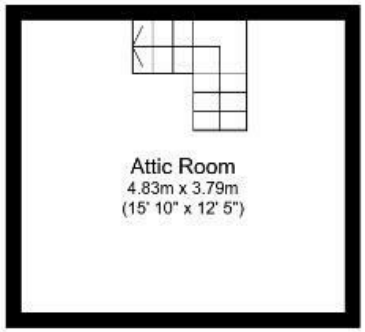
The property offers endless potential, whether for retail, office, beauty, takeaway, or service-based businesses, while benefiting from comfortable living accommodation above.

High Street, Grimethorpe, Barnsley, S72 7LS

Ground Floor
Floor area 17.5 sq.m. (188 sq.ft.)



First Floor
Floor area 35.7 sq.m. (385 sq.ft.)



Second Floor
Floor area 21.1 sq.m. (227 sq.ft.)

Viewings

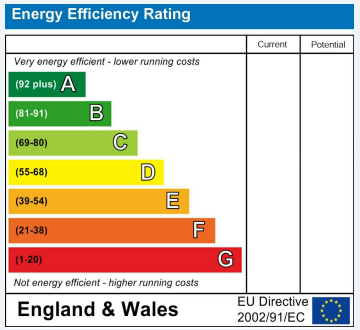
Please contact barnsley@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

1-3 Church Street, Barnsley, S70 2AB
Tel: 01226 447155 Email: barnsley@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE