

FOR SALE ON BEHALF OF THE JOINT FIXED CHARGE RECEIVERS

THE POCKET SPORTS BAR

Bank Street, Mexborough, S64 9QD

Freehold Investment



Key Highlights

- Freehold snooker club investment
- Entire Property let to Hotel Van Dyk Limited
- Annual Rent of £70,000 per annum
- The Lease expires January 2024
- Unconditional offers invited

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Location

Situated fronting onto Bank Street just off the A6023 in a central location of the South Yorkshire town of Mexborough, which lies on the River Don. Mexborough is located approximately 8 miles west from Doncaster and 10 miles south east of Barnsley.

The immediate locality is predominantly commercial with mainly small independent retailers fronting Bank Street and retail corporations such as Greggs, Poundland and B&M based on the High Street. The Property is situated only 0.2 miles north of Mexborough train station and 0.3 miles east of the local bus station.

Description

The Property comprises a two storey detached brick-built building, with a two storey addition to the front, which sits beneath a pitched slate covered roof and flat roof.

The total site area extends to 0.26 acres.

Accommodation

Ground Floor: The ground floor provides a central bar servery and seating for 150 customers with standing space surrounding the snooker tables. Ancillary areas include customer WC's and a ground floor cellar.

Lower Ground Floor: The basement floor provides a function room for 150 customers with a stage area and dancefloor. Ancillary areas include disabled WC's, customer WC's, manager's office, commercial kitchen, and stores.

Externally: To the side there is an enclosed ground floor drinking terrace for approximately 120 covers.

Tenure

The Property is held freehold (title numbers SYK399964 and SKY399965).

Floor Areas

Gross Internal Area (ground floor only): 799 Sq.m (8,602 Sq.ft) approximately.

Tenancy

The entire Property is Let to Hotel Van Dyk Limited (company number 07922515) on a 4 year lease from 2020 to January 2024 at a passing rent of £70,000 per annum which is subject to annual RPI increases. The rent payment dates are 25 March, 24 June, 29 September, and 25 December.

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Services

We understand all main services are connected. However all interested parties should make their own enquiries to the relevant authorities regarding the suitability, capacity and exact location of services.

Fixtures and Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Rateable Value

The subject Property is entered in the 2023 Rating List with a Rateable Value of £29,750.

Energy Performance Certificate

EPC rating of D-81 which is valid until 11 January 2030.

Terms

We are instructed to invite unconditional offers for the freehold investment. The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

Licence

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

VAT & Stamp Duty Land Tax

Figures stated are exclusive of VAT (if applicable). VAT may be applicable at the prevailing rate.

Legal Costs

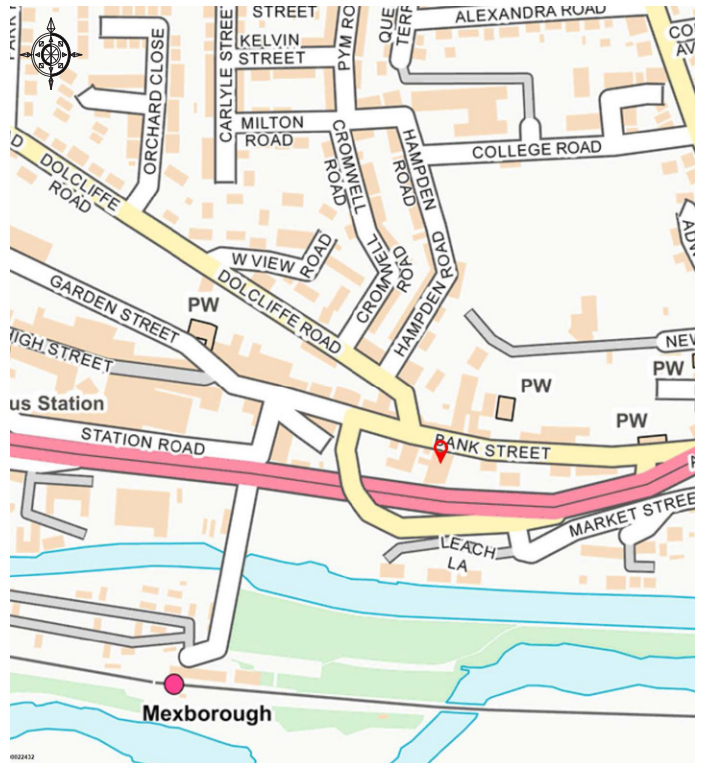
Each party to be responsible for their own legal and professional costs incurred in this transaction.

Money Laundering

Money Laundering Regulations may require Savills to conduct checks upon all purchasers. Prospective purchasers may need to provide proof of identity and residence.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.



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