

FOR SALE ON BEHALF OF THE JOINT FIXED CHARGE RECEIVERS

THE POCKET SPORTS BAR

Doncaster Road, Langold, Worksop, S81 9QL

Freehold Investment



Key Highlights

- Freehold snooker club investment
- Entire Property let to Hotel Van Dyk Limited
- Annual Rent of £30,000 per annum
- The Lease expires January 2024
- Unconditional offers invited

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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, positioned within a yellow square.



Location

Situated fronting onto Doncaster Road (A60) on the high street of the North Nottinghamshire village of Langold, which is well known for its lakes and country park. Langold is located approximately 5.5 miles north of Worksop and 12.5 miles east of Rotherham.

The immediate locality is mixed in nature with retail and leisure operators fronting the A road, surrounded by residential. To the rear of the Property is warehousing.

Description

The Property comprises a two storey detached brick-built building, with a one storey addition to the front, which sits beneath multiple pitched slate roofs.

The total site area extends to 0.17 acres.

Accommodation

Ground Floor: The ground floor provides an open plan trading area with public bar and seating for 136 customers with standing space surrounding the snooker

tables. Ancillary areas include customer WC's and staff wash room.

First Floor: The first floor provides additional store rooms.

Basement Floor: The basement floor provides a beer cellar towards the front of the property.

Tenure

The Property is held freehold (title numbers NT332042).

Floor Areas

Gross Internal Area (ground floor only) 590 Sq.m (6,348 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 £30,000 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 £23,500.

Energy Performance Certificate

EPC rating of C-67 which is valid until 19 October 2025.

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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