

**FOR SALE FREEHOLD – GUIDE PRICE £400,000 PLUS VAT
PICKBURN ARMS, DONCASTER ROAD, PICKBURN,
DONCASTER, SOUTH YORKSHIRE, DN5 7UZ**



- Attractive location on the edge of the hamlet of Pickburn in South Yorkshire
- Substantial detached public house with potential for around 150 internal covers
- Large trade garden for circa 100 covers and car parking for around 50 vehicles
- Total site area approximately 1.2 acres
- The property will appeal to local/regional licensed operators, developers and investors

Location

Pickburn is an attractive hamlet in South Yorkshire set amidst open countryside with a population in the region of 200 people. Nearby villages include Brodsworth, Hooton Pagnall and Marr. Doncaster is approximately 6 miles to the south east, around a 20 minute drive away.

The Pickburn Arms fronts Doncaster Road which runs parallel to the A1 (M). Junction 38 A1 (M) is within 1.5 miles providing easy access for vehicles travelling on the A1. Brodsworth Hall and Gardens, which is an English Heritage attraction, is only a 5 minute drive from the pub. The pub is situated on the edge of the village envelope.

Property Description

The Pickburn Arms is a two storey detached property with painted elevations under a tiled roof with various single storey additions.

Accommodation

The ground floor benefits from having a good sized interlinking bar, lounge and restaurant which is set around a central servery. The internal trade accommodation has the potential for around 150 covers.

Ancillary areas include customer WC's (including disabled), large catering kitchen with walk in fridge, staff WC, ground floor cellar and various storage areas.

The private accommodation is situated on the first floor and comprises of three bedrooms, bathroom and a combined kitchen/living room.

Externally, there is a large grassed trade garden for circa 100 covers and car parking for around 50 vehicles.

The pub's ground floor Gross External Area is circa 5,205 square feet and it sits on a plot size amounting to around 1.2 acres.

The site is likely to be of interest to local & regional public house and restaurant operators, property investors and developers.

Tenure

Freehold. The property is held under Title Number SYK44440 and the Title Plan is included on page 4.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Asset of Community Value (ACV)

We are advised that the property is currently listed as an ACV until 3rd July 2024.

Services

We understand the property is connected to mains electricity, water and drainage. There is an LPG tank which is used for heating and cooking. Any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Sunday 10:00 - 00:00

Fixtures & 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.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £30,250 with effect from 1st April 2023. The domestic accommodation is within Band B for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=JZS8xFcEw1r&help=1&ts=1>=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



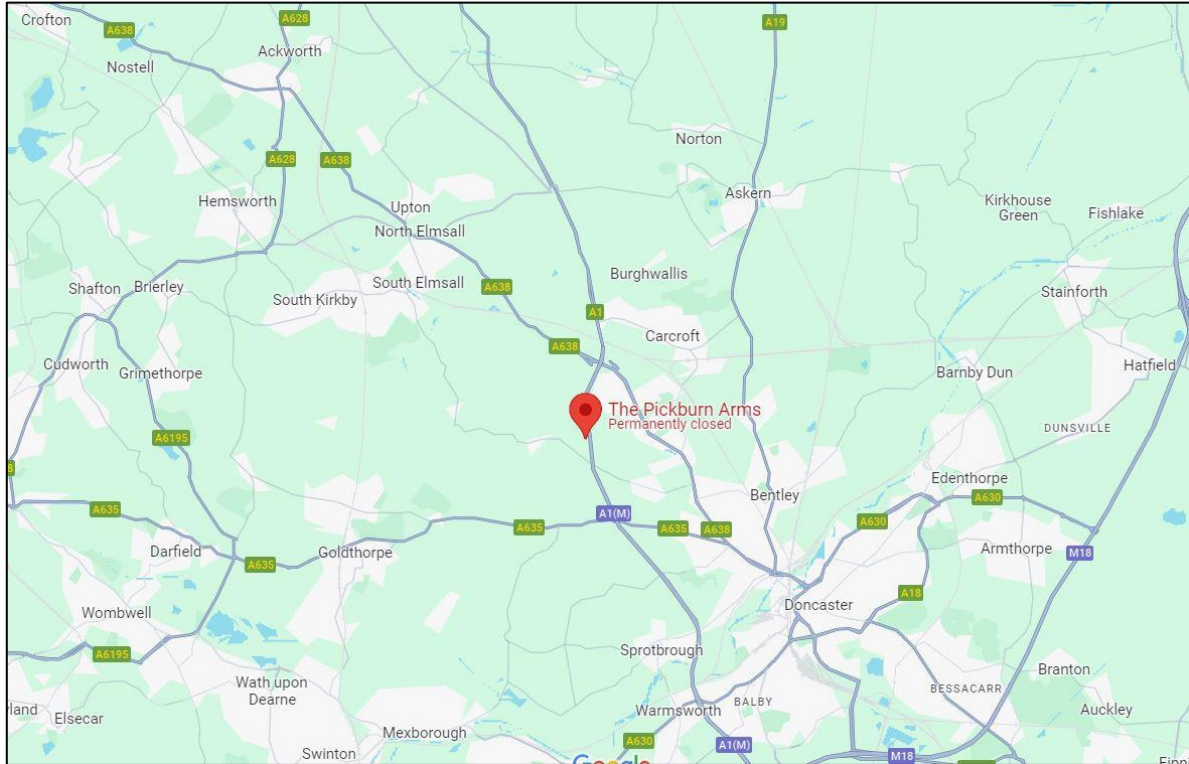
Contact: George Walker
Tel: 07359 213606
Email: george@wtsccommercial.co.uk



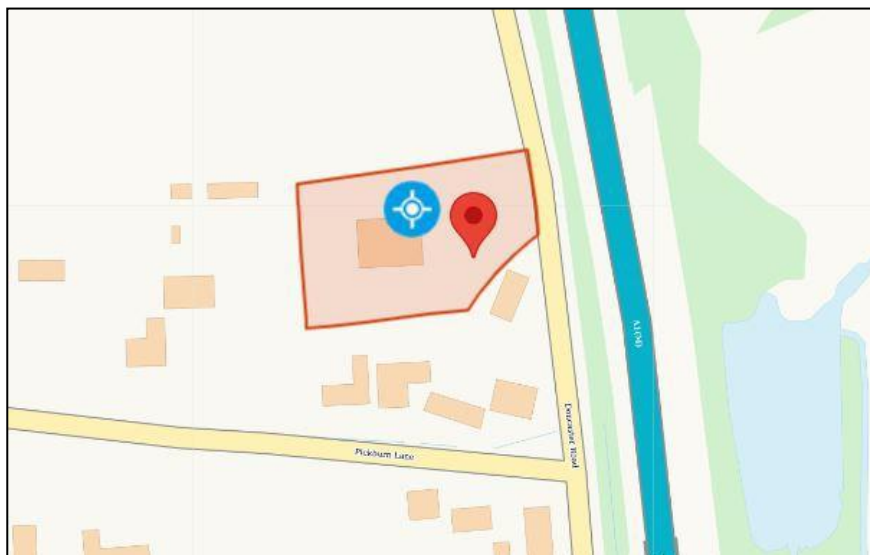
Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk



Location Plan

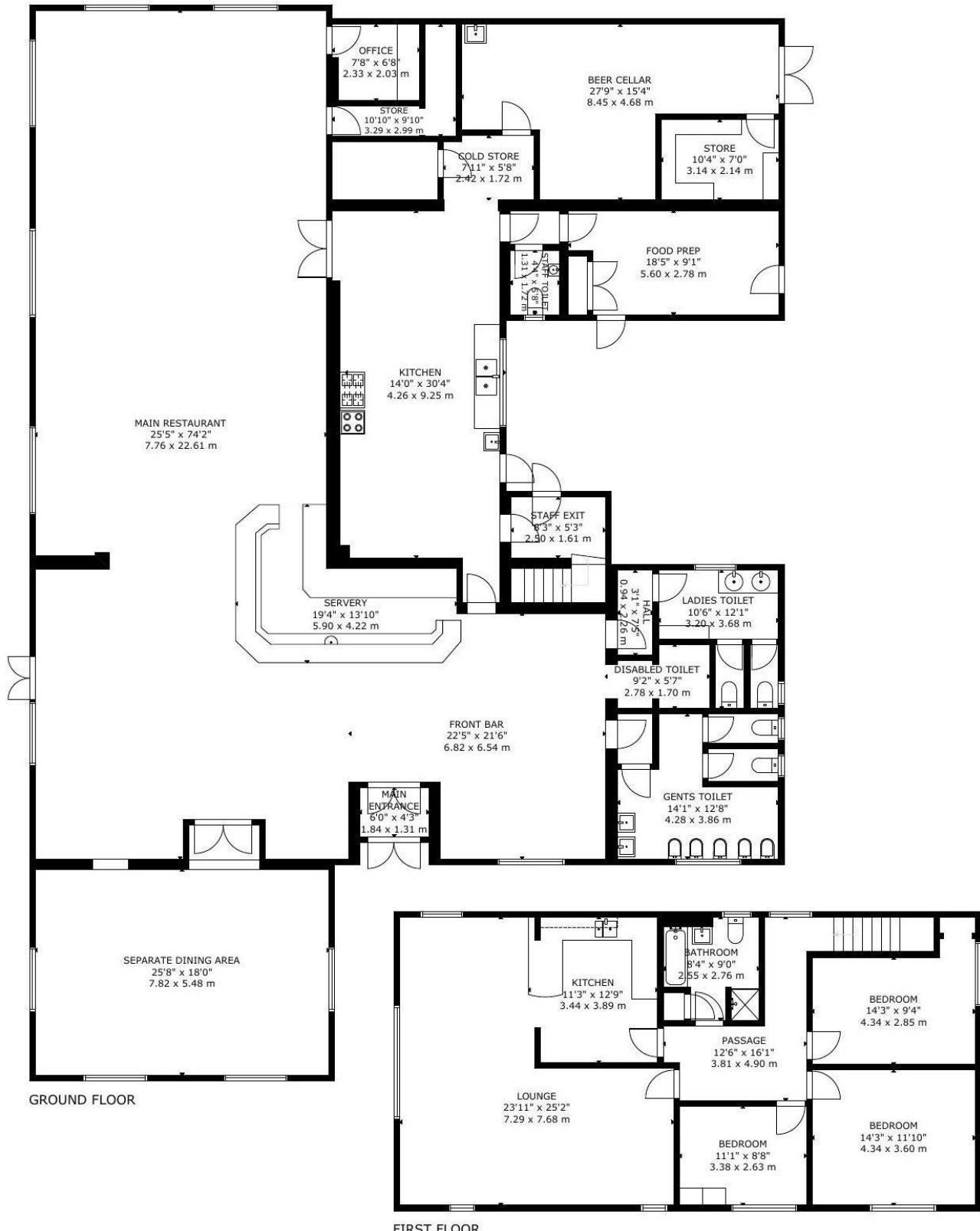


Site Plan



Important notice

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GROSS INTERNAL AREA
TOTAL: 560 m²/6,020 sq ft
GROUND FLOOR: 442 m²/4,753 sq ft, FIRST FLOOR: 118 m²/1,267 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Our Services & Offices

