



## Locky's Bar

Ref: 5455534

7 Park Street, Wombwell, Barnsley, S73 0AS

Freehold: £400,000

Leasehold: £100,000, Annual Rent: £24,000

Turnover Year end March 2024: £315,480

Licensed until 2 am

350 person capacity on ground floor

Wet led locals pub

Freehold purchase or a new lease available

Energy Rating D



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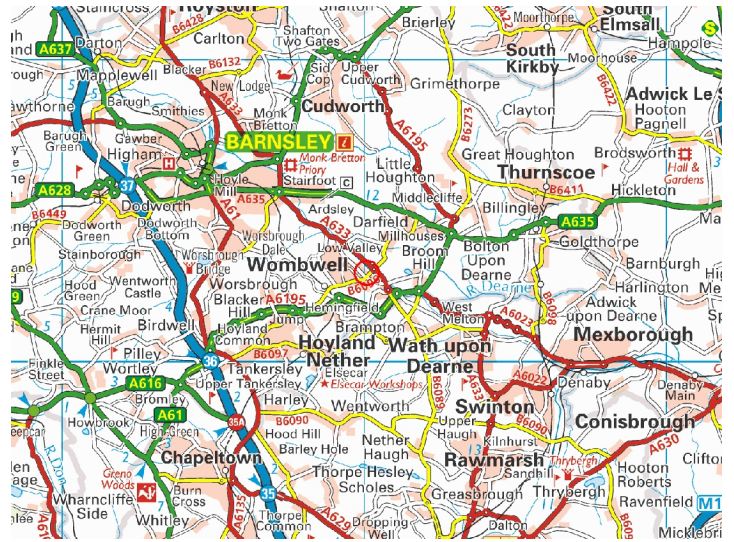
## Location

Wombwell is located four miles south of Barnsley with Locky's Bar in the centre of the town. Less than a mile from Wombwell railway station, Locky's Bar sits in the area of Wombwell, Darfield and Stairfoot which has a population of just over 15,000.

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## Description

Locky's Bar is a wet let, freehold pub in the centre of Wombwell near Barnsley. The site consists of a main bar area and attached function room. The whole space has a capacity for 350 customers. There is access to the rear of the property and around the side via a private road owned by the pub. The first floor has a number of offices and a gym.



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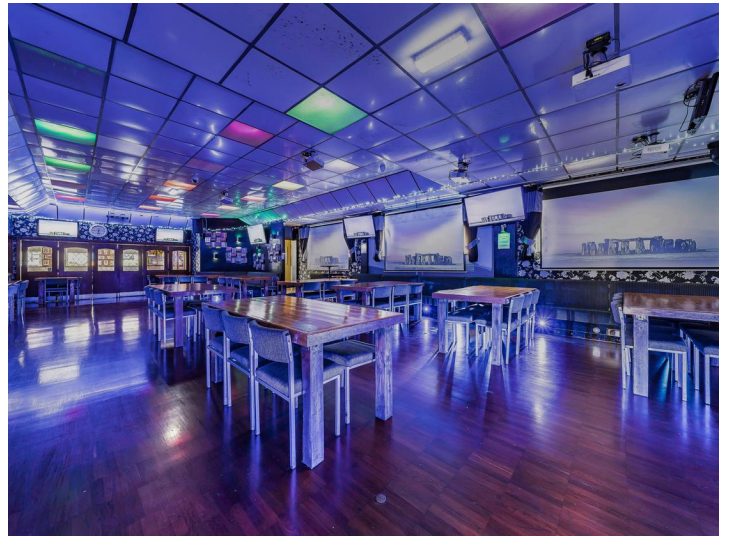
## Ground Floor

- Bar area with performance stages, tables & chair seating and viewing screens
  - Function room with bar
  - Customer toilets
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## Other Floors

- Three offices/bedrooms
- Toilets
- Gym





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## External Details

There is an external trading area to the side of the property for around 30 customers. The private road to the side could be used for outside trading subject to obtaining the appropriate permissions.

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## Staff

The business is run with the assistance of five staff.

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## Trading Information

Y/E Mar 24 Turnover - £315,480 - adj net £67,653

Y/E Mar 23 Turnover - £338,941 - adj net £79,544

Y/E Mar 22 Turnover - £356,206 - adj net £45,369



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## The Opportunity

Locky's Bar offers any potential purchaser the opportunity to take on a well established wet led pub with a additional function trade. As of the 10th March 2024 the pub had held 12 functions over a 12 month period.

The size of the function room and proximity to two free public car parks, makes it ideally situated to host a variety of functions.

The pub only trades until midnight on Friday and Saturday but it has a 2 am licence.

The first floor is a good sized area and there is an opportunity to convert it into an apartment or living accommodation subject to the relevant planning consents.

The current business doesn't have its own website but already has 4,700 Facebook followers



# Park Street, Wombwell, Barnsley, S73

Approximate Area = 5997 sq ft / 557.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Christie Owen & Davies Plc. REF: 1102682



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Alex Rex

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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