

Lord Nelson

54 Printing Office Street, Doncaster, DN1 1TR



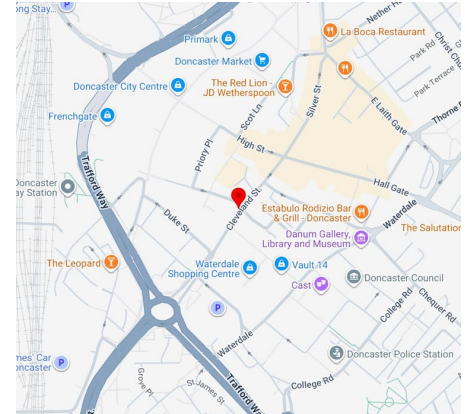
FOR SALE

239.72 SQ M
(2,580.32 SQ FT)

OFFERS IN THE REGION OF £250,000

City Centre Pub With Development Potential

- City Centre Location
- On the Drinking Circuit
- Extensive Upper Floor Accommodation



Summary

Available Size	239.72 sq m / 2,580.32 sq ft
Price	Offers in the region of £250,000
Rates Payable	£14,707 per annum Interested parties are advised to verify this information with the local Rating Authority
EPC	C (66)

Location

The property is located in the heart of Doncaster city centre and is situated on the corner of Printing Office Street and Cleveland Street within Doncaster's evening/drinking circuit. The city of Doncaster and the wider Metropolitan area has a resident population of 308,100.

Description

The property comprises a prominent city centre pub arranged over three floors with ground floor bar with extensive seating, a pool table and darts areas. The upper floors provide extensive accommodation which is suitable for a variety of alternative uses, including residential (subject to planning permission).

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Bar	1,728.25	160.56
Ground	Store	124.97	11.61
Basement	Beer Cellar	727.10	67.55
Total		2,580.32	239.72

Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Premises Licence

It is understood that the property currently possesses a Premises Licence allowing the sale of alcohol from 09.00 to 02.00 Sunday to Thursday and 09.00 to 03.00 on Fridays and Saturdays.

Turnover

Historic trading information may be available to interested parties upon written request.

TUPE

Staff will transfer in accordance with the TUPE regulations.

Terms

The property is being offered for sale freehold.

VAT

VAT is applicable on the sale of the property. VAT may not be applicable if the purchase is structured as a qualifying TOGC.

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.

Viewings

Strictly by appointment with the sole agents.



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