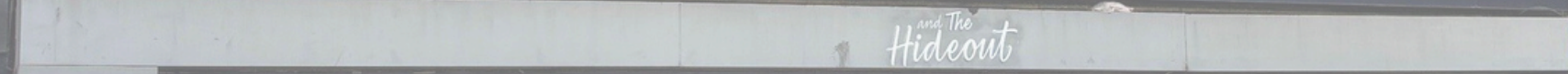


YATES

58 -59 HALL GATE, DONCASTER DN1 3PB



FREEHOLD CITY CENTRE BAR FOR SALE





YATES

and The Hideout

A vertical menu board is mounted on the left wall of the ground floor. It features the 'YATES' logo at the top and lists various food and drink items with prices.



A large glass display window with a metal railing in front. It features several promotional signs: '2-4-1 Cocktails ALL DAY EVERY DAY', 'BEER', and '24-7 COCKTAILS ALL DAY EVERY DAY'. The interior of the pub is visible through the glass.



LIVE
SPORT
sky,
TNT



HIGHLIGHTS INCLUDE:

- City Centre Public House
- Open Plan Ground Floor Trading Accommodation
- First Floor function Room
- Popular City Centre Leisure Circuit
- The Site Extends to 0.23 acres
- Offers over £375,000

LOCATION

Doncaster is a city in South Yorkshire which is situated approximately 30 miles south of Leeds, 25 miles east of Sheffield and 50 miles south west of Hull. The city is well serviced by public transport with Doncaster train station providing regular services to London Kings Cross, Leeds and Sheffield.

Yates occupies a prominent position upon Hall Gate in the city centre. Hall Gate is one of the main leisure circuits in the city centre, close to Lazarus Court and Silver Street. The locality is commercial with nearby occupiers including the Mercure Doncaster Centre Danum Hotel, Slug & Lettuce and J D Wetherspoon. The locality is within the High Street Conservation Area.

DESCRIPTION

The Property comprises a mid-terraced two storey public house of brick elevations, partially rendered, set beneath a flat roof. To the rear the main building has been extended into a variety of adjoining single and two storey buildings, which are of brick construction beneath pitched slate and tile roofs. It appears that the Property originally comprised of three separate buildings, with two of them fronting Wood Street.

Externally to the rear there is an enclosed beer patio for 50 covers. There is an external bar servery to the side and a two storey outbuilding used for storage. Overall, the Property extends to 0.23 acres.



TENURE

The Property is held freehold on two separate titles: SYK377690 and SYK85385.

GUIDE PRICE

Unconditional offers over £375,000 are invited for the benefit of our clients freehold interest.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £74,500.

PLANNING

The Property is located is not listed and is within the High Street Conservation Area.

LICENCE

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

SERVICES

We are verbally advised that all mains services are connected to the Property.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

EPC

All EPC's are in process and will be confirmed once attained.

VAT

Staff are to transfer to the Purchaser under the TUPE regulations.

LEGAL COSTS

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

MONEY LAUNDERING

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

VIEWINGS

All viewings must be arranged strictly by appointment with the joint selling agents Savills and PPH Commercial.





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