

The Wincobank

72 Newman Road, Sheffield, South Yorkshire, S9 1LQ



For Sale Freehold Licensed Premises Guide Price **£155,000 plus VAT** Sole Selling Agents

- Traditional two storey public house located in Wincobank, Sheffield
- In close proximity to Meadowhall shopping complex
- Traditional two-room operation
- Beer garden and trade patio to the rear
- Alternate use opportunity subject to obtaining the necessary permissions

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Location

Sheffield is a large city in South Yorkshire with a population of circa 577,800, located approximately 7 miles south-east of Rotherham and 13 miles north of Chesterfield. The Wincobank is positioned north-east of Sheffield city centre in an area known as Wincobank, in close proximity to the Meadowhall shopping complex and associated rail station which links in to the city centre, and the M1 motorway.

The property is positioned at the junction of Newman Road and Merton Lane and is largely surrounded by private residential dwellings and a number of local retailers and industrial units.

Accommodation

The Wincobank is a two storey building of brick construction with painted and rendered elevations which sits under a pitched sate roof. The internal trading areas are furnished in a traditional style throughout comprising an open plan layout around a corner servery with a main bar/lounge and games area. Total internal capacity is circa 60 covers.

Ancillary trade areas include customer WC's and basement cellarage/beer stores.

Private accommodation is split between the ground and first floor; the ground floor includes a kitchen and dining room, whilst the first floor comprises three double bedrooms, living room, office, bathroom and former snooker room.

Externally and to the rear there is benched trade garden and patio, covered smoking solution and a single private garage currently used for storage.

Ground floor GIA is approximately 2,004 square feet.

The pub sits on a plot size amounting to circa 0.1 acres.

The Wincobank offers considerable scope for local public house operators and has potential for residential development or conversion, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.

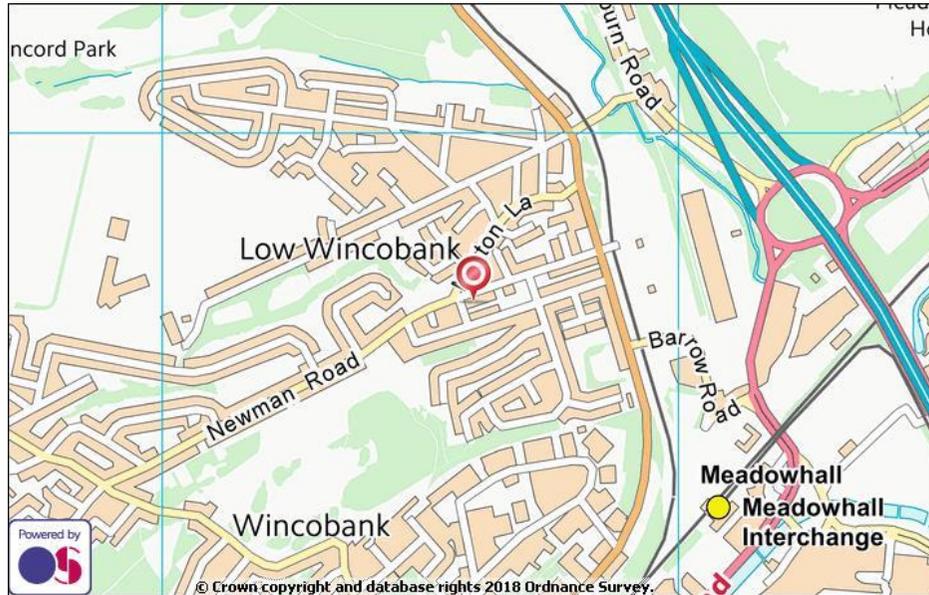


☎ **0113 8800 850**

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