

## 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 cellarge/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.**

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## General Information

### Rating

The current Rateable Value is assessed at £6,700.

## Licences

It is understood that the property currently possesses a Premises Licence.

## Services

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

## Trading

The premises are currently open and trading.

## ***Tenure***

The property is owned on a Virtual Freehold basis on an 800 year Lease Agreement dated from 1968. There are circa 650 years unexpired on the term.

## Fixtures and 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.

## Energy Performance Certificate

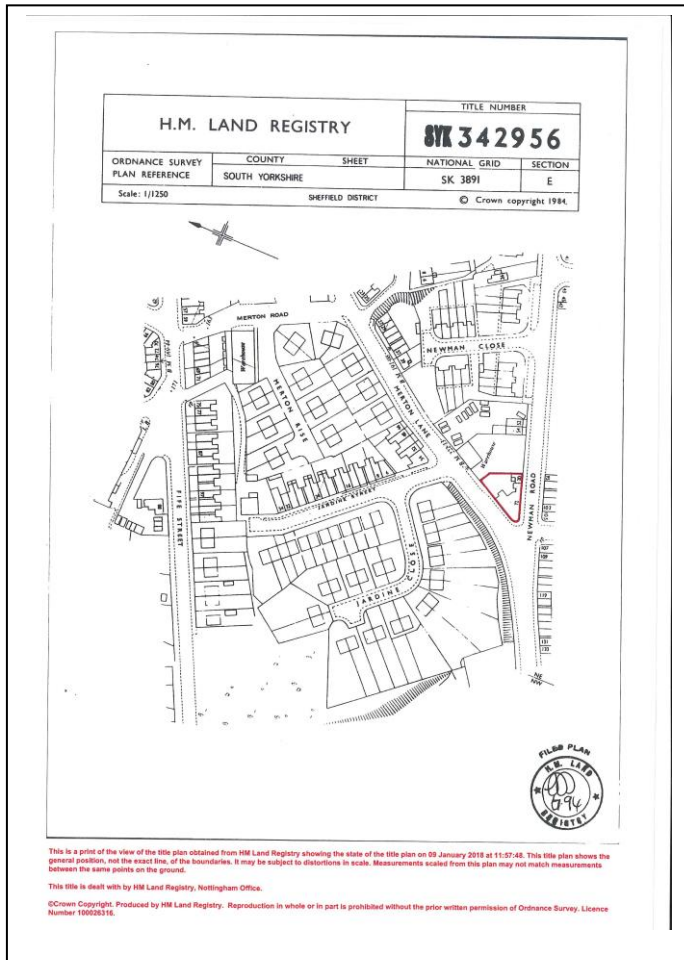
The property has an EPC rating of D. An EPC is available upon request.

**VAT**

VAT will be applicable on the sale of this property.

## Viewings

All viewings are strictly by appointment only.



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## Agent Details

For further details please contact



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## Disclaimer

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2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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