

The Squirrel

194 Laughton Road, Dinnington, South Yorkshire, S25 2PT



For Sale Freehold Licenced Premises Guide Price: £400,000 Plus VAT Sole Selling Agents

- Substantial public house located in Dinnington
- Prominent roadside frontage on Laughton Road
- Traditional two room operation
- Private accommodation situated across the upper floor
- Total plot amounting to circa 1.082 acres

The Squirrel

194 Laughton Road, Dinnington, South Yorkshire, S25 2PT

For Sale Freehold Licenced Premises
Guide Price: £400,000 Plus VAT
Sole Selling Agents



Location

Dinnington is a town located in south Yorkshire, situated approximately 12 miles east of Sheffield and 15 miles south of Doncaster, with a population of circa 10,000. The Squirrel is positioned in central Dinnington and fronts onto Laughton Road, connecting to the B6060 which is one of the main thoroughfares connecting Dinnington to nearby towns and villages. The site also benefits from close proximity to the M1 and A57, linking Dinnington to areas such as Worksop, Sheffield and Rotherham.

Accommodation

The Squirrel is a detached predominantly two storey property of brick construction which sits beneath a number of pitched and flat roofs.

The ground floor trade area is relatively open plan and is arranged as a two room operation set around a central servery comprising main bar/lounge area with perimeter and tiered seating areas, and former snooker/pool large games room to the rear.

Ancillary trade accommodation includes customer WC's with additional disabled facilities, small commercial kitchen, extensive basement cellarge and associated stores.

Private accommodation is spread across the first floor and comprises three bedrooms, kitchen, living room, bathroom and separate WC.

Externally and to the front of the premises is a large car park with space for up to 50 vehicles, whilst to the one side is an external decked trade area and the other a private owner's yard including bin stores.

Total ground floor GIA of approximately 3,950 square feet.

The building sits on a total plot amounting to circa 1.082 acres.

The Squirrel offers considerable scope for local public house operators and restaurateurs. We are advised by our client that they are seeking offers for continued use only.

The Squirrel

194 Laughton Road, Dinnington, South Yorkshire, S25 2PT

For Sale Freehold Licenced Premises
Guide Price: £400,000 Plus VAT
Sole Selling Agents



General Information

Rating

The current Rateable Value is assessed at £11,500.

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 closed.

Tenure

The property is being sold freehold with vacant possession. We have been advised by our client that they are seeking offers for continued use only.

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

An EPC has been requested.

VAT

VAT will be applicable on the sale of this property.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any purchaser to provide proof of identity along with any other required documents.

The Squirrel

194 Laughton Road, Dinnington, South Yorkshire, S25 2PT

For Sale Freehold Licenced Premises
Guide Price: £400,000 Plus VAT
Sole Selling Agents



Agent Details

For further details please contact



Henry Boshier
Agency Surveyor, Leeds



07800 580 659



henry@jamesabaker.co.uk



Matt Whiteley
Associate Director, Leeds



07483 077 344



matt@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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.

www.jamesabaker.co.uk



0113 8800 850

leeds@jamesabaker.co.uk **www.jamesabaker.co.uk**
Viney Ltd Reg No 04515765. Registered in England and Wales.

Registered Office: The Bank, 18 Newbridge Road, Bath, BA1 3JX. VAT Reg No 752840133