

# FORMER POCKET SPORTS BAR

DONCASTER ROAD, LANGOLD, WORKSOP, S81 9QL

FOR SALE ON BEHALF OF THE JOINT FIXED CHARGE RECEIVERS

FREEHOLD FOR SALE

HOUSE

The Pocket

SPORTS BAR

sky sports sky sports Z EUROSPORT BT Sport AT THE RACES RACING UK

**The Pocket DAILY DRINKS OFFERS**

**BUCKET DEAL**  
BUY ANY 6 BOTTLES FOR ONLY £14

**DOUBLE UP ON ALLIES FOR £1**

£1.00  
£1.00 FOR 111  
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BARK & BUBBLES



HOUSE

BAR



# The Pocket

## SPORTS BAR

sky sports

sky sports

EUROSPORT

BT Sport

AT THE RACES

RACING UK



EST 2016



# BARK & BUBBLES

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## HIGHLIGHTS INCLUDE:

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- Vacant Former Snooker Club
- Open Plan Ground Floor Trading Accommodation
- Bar Servery with Kitchenette
- First Floor Storerooms
- A Road Frontage
- Offers over £200,000 plus VAT if applicable

## LOCATION

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Situated fronting onto Doncaster Road (A60) on the high street of the North Nottinghamshire village of Langold, which is well known for its lakes and country park. Langold is located approximately 5.5 miles north of Worksop and 12.5 miles east of Rotherham.

The immediate locality is mixed in nature with retail and leisure operators fronting the A road, surrounded by residential.

## DESCRIPTION

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The Property comprises a two storey detached brick-built building, with a single storey mid terraced addition to the front, which sits beneath multiple pitched slate roofs.

To the rear is an enclosed yard.

The total site area extends to 0.17 acres.



## ACCOMMODATION

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**Ground Floor** The ground floor provides an open plan former trading room, which previously provided a sports bar and snooker room. The ground floor trading accommodation extends to approximately 6,350sqft. Ancillary areas include customer WC's and kitchenette.

**First Floor** The first floor provides additional store rooms.

**Basement** Beer cellar and stores

## TENURE

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The Property is held freehold on title number NT332042.

## GUIDE PRICE

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Unconditional offers over £200,000 plus VAT, if applicable, are invited for the benefit of the freehold interest with vacant possession.

## FIXTURES & FITTINGS

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No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

## RATABLE VALUE

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The Property is listed in the 2023 Rating List with a Rateable Value of £23,500.



## EPC

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In the course of preparation.

## LICENCE

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

## SERVICES

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We understand all main services are connected. However all interested parties should make their own enquiries to the relevant authorities regarding the suitability, capacity and exact location of services.

## TERMS

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The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

## LEGAL COSTS

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

## MONEY LAUNDERING

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



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## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

## CONTACT

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### IMPORTANT NOTICE

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