



**The Royal Oak, 109 Blackburn Road,  
Rotherham, S61 2DW**

**Leisure  
FOR SALE**



- Fire Damaged Pub
- Just off Junction 34 of the M1
- Site 0.101 ha (0.25 acres)
- Close to Meadowhall Shopping Centre
- ONLY FOR USE AS A PUB

**For Sale from £275,000**  
[laura.h@cravenwildsmith.co.uk](mailto:laura.h@cravenwildsmith.co.uk)



### Location

Located on Blackburn Road just off J34 of the M1 at Kimberworth. Tinsley and Wincobank are all close by as are Meadowhall Shopping Centre, Rotherham & Sheffield City Centre.

### Description & Accommodation

A former Public House occupying a site of approx. 0.24 Acres (0.97 Ha).

The Local Planning Authority have informally indicated the site is suitable for redevelopment as a Public House.

### Terms

Freehold – NOTE The property can only be used as a Public House, the sale will include an overage provision restricting the use of the site.

### Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 74 putting it in band C. A copy of the certificate and recommendations report is available on request. Note: this assessment preceded the damage to the property.

### Services

Electric and water supplies have been capped off. The gas supply has been removed from the site

### Viewing

The property may be viewed from the adjacent public space. **THE PROPERTY IS UNSAFE. NO ATTEMPT MUST BE MADE TO ENTER THE BUILDINGS**

For Further information contact Craven Wildsmith

Phone: **01302 36 86 86**

email: [laura.h@cravenwildsmith.co.uk](mailto:laura.h@cravenwildsmith.co.uk)

Search online [www.cravenwildsmith.co.uk](http://www.cravenwildsmith.co.uk)

### Privacy Policy

See <http://craven-wildsmith.co.uk/about/privacy-policy/>

### Anti-Money Laundering (AML):

To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

### Business Rates

The Rateable Value (RV) in the 2026 list is £6,800.

This information was obtained from an inspection of the VOA website in June 2026.

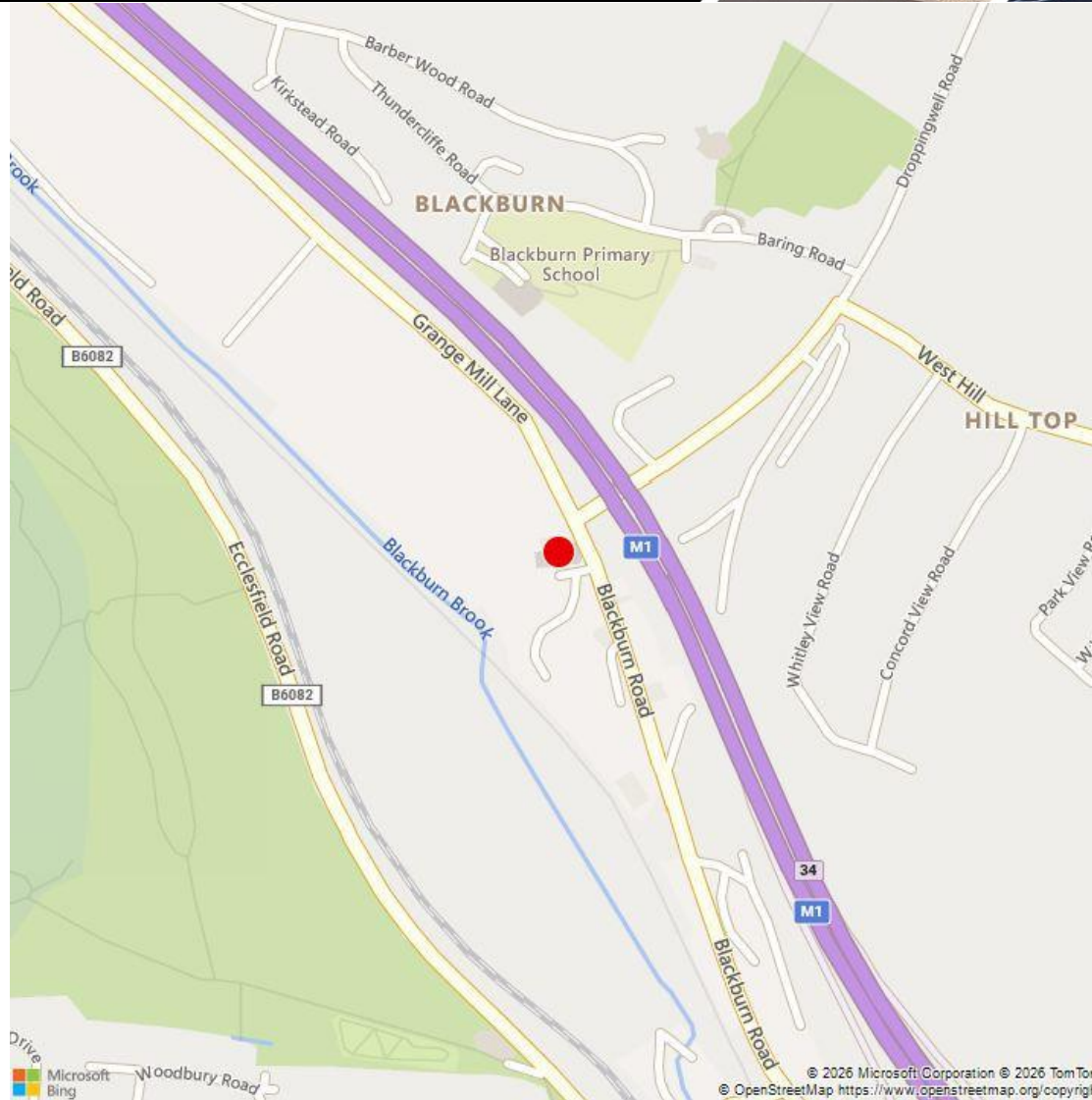
The RV is NOT the rates you pay for further information see <https://www.gov.uk/calculate-your-business-rates>



**cravenwildsmith**  
Residential & Commercial Property Professionals



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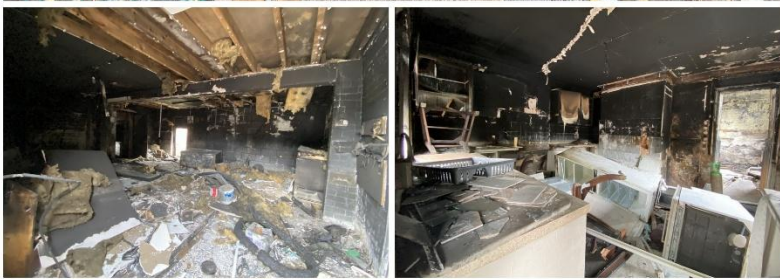


Liley House | 33 Northgate | Tickhill | DN11 9HZ

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## HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

**Do you have a property or portfolio to MANAGE?** Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

**Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.**

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