

## FREEHOLD PUB FOR SALE



NB. Historic photograph

**THE RED LION, HIGH STREET, ASKERN, DONCASTER, DN6 0AB**

- Detached High Street property
- Site area of circa 0.23 acres
- Let until 2038 at a passing rent of £20,000 per annum
- RPI linked rent reviews with a cap of 4% per annum

**FREEHOLD SUBJECT TO LEASE****GUDIE PRICE £195,000**

Subject To Contract – Sole selling agent

COUNF300

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS

Associate Director P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

The property is situated on the High Street within the town of Askern, approximately seven miles (11 kilometres) north of Doncaster. It is located opposite Askern Lake. The immediate area comprises a mixture of commercial uses interspersed with residential accommodation.

A location plan is attached.

[Link to Street View](#)

## Description

Detached property with brick elevations and a pitched roof. Trade patio/terrace to the front of the pub with living accommodation at first floor. Car parking to the front and side for approximately six vehicles.

<b>Total Building Footprint</b>	365 sq m ( 3,928 sq ft)
<b>Total Site Area</b>	947 sq m (10,193 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

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

## Licensing

The Premises Licence permits the sale of alcohol from 10:00 am until 12:00 am on Sunday to Thursday and from 10:00am until 1:00 am on Friday and Saturday.

## Planning

From informal enquiries of Doncaster Council, it has been ascertained that the property is not listed nor is it situated in a conservation area.

## Rating Assessment

It is entered into the current 2023 Rating List has a Rateable Value £6,000 from April 2023.

## Tenure & Basis of Sale

Freehold subject to lease with a 15 year term until 2038 and a passing rent of £20,000 per annum. The rent is subject to five yearly upward only rent reviews with a cap of 4% of per annum.

Guide price £195,000. VAT may be payable in addition to the purchase price. Subject to contract.

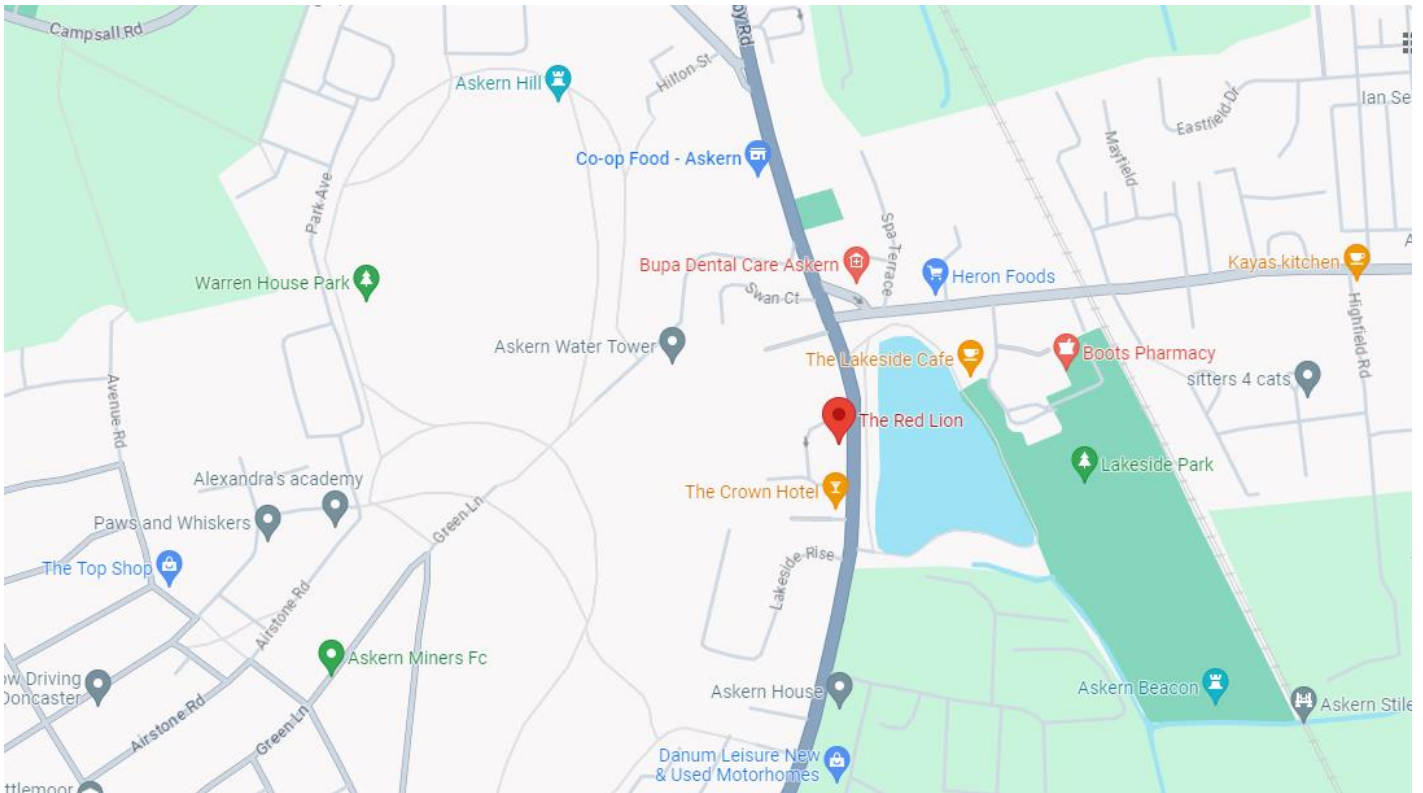
## Further Information & Viewings

For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. [michael.penfold@agg.uk.com](mailto:michael.penfold@agg.uk.com).

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Location Plan



Google Maps. Not to scale - Provided for indicative purposes.

## EPC

A copy of the EPC can be provided on request.