

## TOWN CENTRE FREEHOLD PUB FOR SALE



NB. Historic photograph

**MAIL COACH INN, 14 WELLGATE, ROTHERHAM, S60 2LR**

- Mid terrace freehold pub situated in Rotherham town centre
- Freehold subject to lease
- 10 year lease expiring in November 2032 with a passing rent of £25,000 pa
- Nearby occupiers include Papa Johns and the Bluecoat (JD Wetherspoon)

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

Subject To Contract – Sole selling agent

COUNF229

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## Location

The property is located in the town of Rotherham, South Yorkshire. Rotherham is situated upon the River Don and served by the M1 motorway. The Mail Coach is located in Rotherham town centre, on the edge of the main commercial and retail area. The immediate locality provides a mixture of retailers and other licensed venues.

A location plan attached.

[Link to Street View](#)

## Description

A two storey mid terrace property comprising a pub with first floor living accommodation and a beer patio to the rear.

|                          |                        |
|--------------------------|------------------------|
| Total Building Footprint | 268 sq m (2,888 sq ft) |
| Site Area                | 423 sq m (4,553 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 9:00 am until 1:00am Monday to Saturday and from 9:00 am until midnight on Sunday.

## Planning

From informal enquiries of Rotherham Council, it has been ascertained that the property is not listed but is situated within a conservation area.

## Rating Assessment

It is entered into the current (2023) Rating List as a 'Public House & Premises' and has a Rateable Value of £18,750.

## Tenure & Basis of Sale

Freehold subject to lease. The lease has a term of 10 years expiring in February 2033. The passing rent is £25,000 pa with annual RPI increases (collar and cap of 2% and 4% respectively) and five yearly upward only open market rent reviews.

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

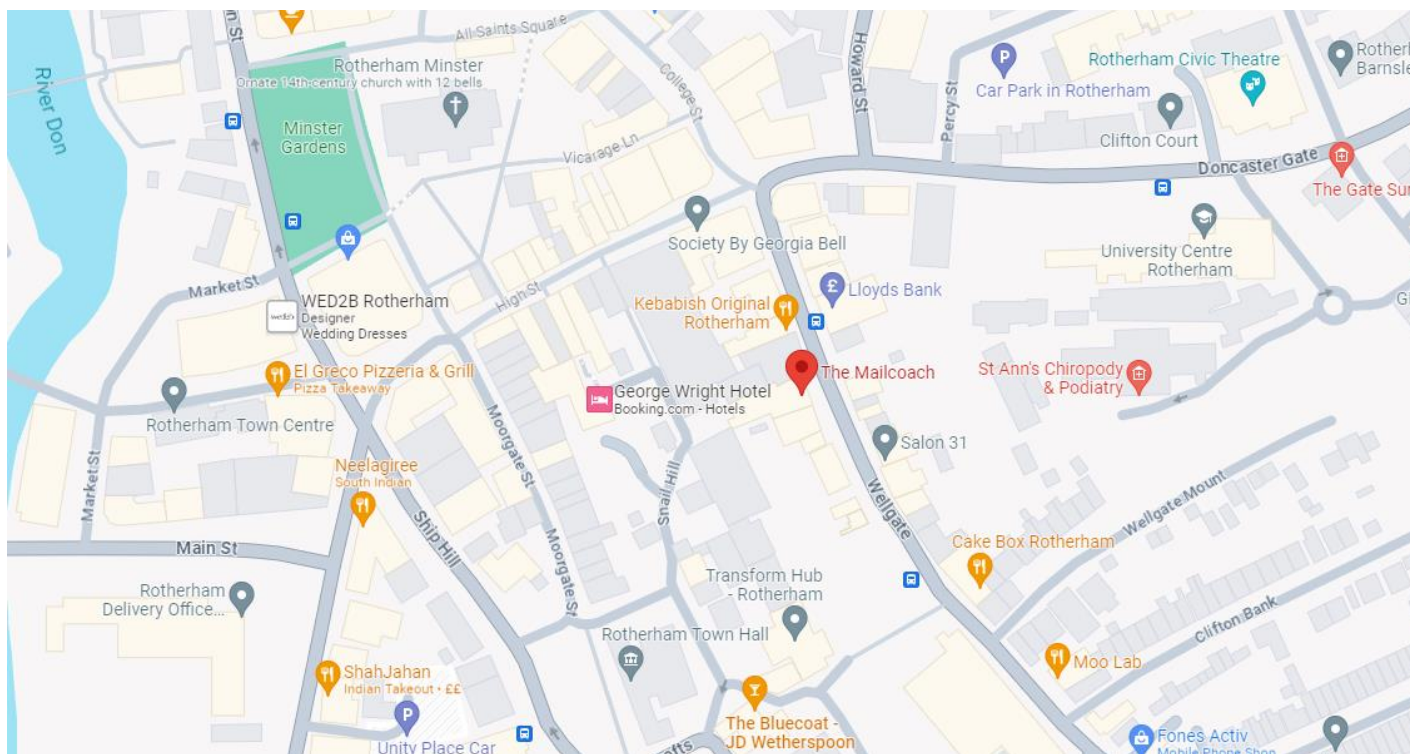
## Further Information & Viewings

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.