



58 - 59 Hall Gate, Doncaster, DN1 3PB  
For Sale

PPH  
COMMERCIAL

savills



## SUMMARY

- City Centre Public House
- Open Plan Ground Floor Trading Accommodation
- First Floor Function Room
- Popular City Centre Leisure Circuit
- The Site extends to 0.23 acres
- Offers over £375,000 plus VAT





## LOCATION

Doncaster is a city in South Yorkshire which is situated approximately 30 miles south of Leeds, 25 miles east of Sheffield and 50 miles south west of Hull. The city is well serviced by public transport with Doncaster train station providing regular services to London Kings Cross, Leeds and Sheffield.

Yates occupies a prominent position upon Hall Gate in the city centre. Hall Gate is one of the main leisure circuits in the city centre, close to Lazarus Court and Silver Street. The locality is commercial with nearby occupiers including the Mercure Doncaster Centre Danum Hotel, Slug & Lettuce and J D Wetherspoon. The locality is within the High Street Conservation Area.

## DESCRIPTION

The Property comprises a mid-terraced two storey public house of brick elevations, partially rendered, set beneath a flat roof. To the rear the main building has been extended into a variety of adjoining single and two storey buildings, which are of brick construction beneath pitched slate and tile roofs. It appears that the Property originally comprised of three separate buildings, with two of them fronting Wood Street.

Externally to the rear there is an enclosed beer patio for 50 covers. There is an external bar servery to the side and a two storey outbuilding used for storage. Overall, the Property extends to 0.23 acres.





## ACCOMMODATION

**Ground Floor:** The ground floor comprises an open plan trading room over split levels. To the front end there is a games area (20 covers) with a central public bar furnished with fixed booth seating and free standing tables and chairs (40 covers). To the rear of the trading accommodation there is a vaulted ceiling with a further 40 covers. Ancillary areas include bar servery, customer toilets, catering kitchen with prep area, ground floor beer cellar and a variety of stores.

**First Floor:** To the first floor of the original building there is a function room (100 capacity) with its own bar servery. Customer toilets and access is via a spiral staircase from the ground floor public bar.

**Basement:** The basement provides a bottle store and storeroom.

To the rear there is ancillary accommodation providing office, staffroom and plant room.

Floor	Sq Ft	Sq M
Basement	5,838	542
Ground	848	79
First	3,789	352
Second	521	48
Total	10,996	1,022

\*\*\*The accommodation has been measured in accordance with the RICS Code of Measuring Practice and the following figures are provided for guidance purposes only\*\*\*

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## TENURE

The Property is held freehold on two separate titles: SYK377690 and SYK85385.

## PRICE

Unconditional offers over £375,000 plus VAT are invited for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

## RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £74,500.

## FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

## VAT

VAT will be applicable at the prevailing rate.

## LEGAL COSTS

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

## VIEWINGS

All viewings must be arranged strictly by appointment with the joint selling agents Savills and PPH Commercial.

## SERVICES

We are verbally advised that all mains services are connected to the Property.

## PLANNING

The Property is not listed but is within the High Street Conservation Area.

## LICENCE

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

## CONTACTS

### Lewis Cove

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### Clarke Robinson

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File Ref: 17802

## AML

The successful purchaser will be required to provide the appropriate information to satisfy current Anti-Money Laundering regulations when Heads of Terms are agreed.

## EPC

All EPCs are in process and will be confirmed once attained.

## CONTACTS

### Jeff Wraith

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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