

DEVELOPMENT OPPORTUNITY

FOR SALE



Former Tap and Barrel Public House, 42 Waingate, Sheffield
S3 8LB

Eddisons

FORMER TAP AND BARREL PUBLIC HOUSE

42 WAINGATE, SHEFFIELD, S3 8LB



Agreement

For Sale



Detail

Development Opportunity



Price

£290,000



Size

493.3 sq m (5,309 sq ft)



Location

Sheffield, S3 8LB



Property ID

751.1232313

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BA (Hons)

Director

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Property

The property comprises the former Tap and Barrel Public House benefitting from full Planning Consent for a licenced venue with residential accommodation to the upper floors operating an extended external licences area.

Internally the property is currently arranged to provide the usual open plan bar areas to the ground floor plus 5 bedroom proprietors flat and event space to the upper floors.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor		
Bar, Entrance and WC's	254.5	2,739
First Floor		
Event Space, Living Room, Kitchen and WC	150.6	1,621
Second Floor		
Five Bedrooms and Bathroom	88.2	949
Total NIA	493.3	5,309

Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested, however, we believe them to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Sui Generis Class as a drinking establishment including a tiered wrap around licence outside extending to an outside roof terrace.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Sheffield City Council
Description: Public House and Premises
Rateable Value: See below

Description	Rateable Value
Ground Floor	£7,350
First Floor Offices and Premises	£9,500

The proprietor’s flat on the second floor is assessed in Band A for Council Tax purposes.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

Rating: D(81)

Tenure

The property is available **For Sale Freehold**.

Price

£290,000

VAT

VAT may be charged in addition to the purchase price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located opposite Lady's Bridge approximately a quarter of a mile north of Sheffield Midland Railway Station. The immediate surrounding area has benefitted from the recent "Grey to Green" public open space improvement scheme from the nearby Victoria Quays complex, Sheffield's premier waterside mixed use development scheme up to the newly renovated West Bar roundabout and beyond. The Castlegate heritage master plan is progressing on the adjacent site and together with the deculverting of the River Sheaf opposite substantial investment is showing significant improvement in the immediate area.







