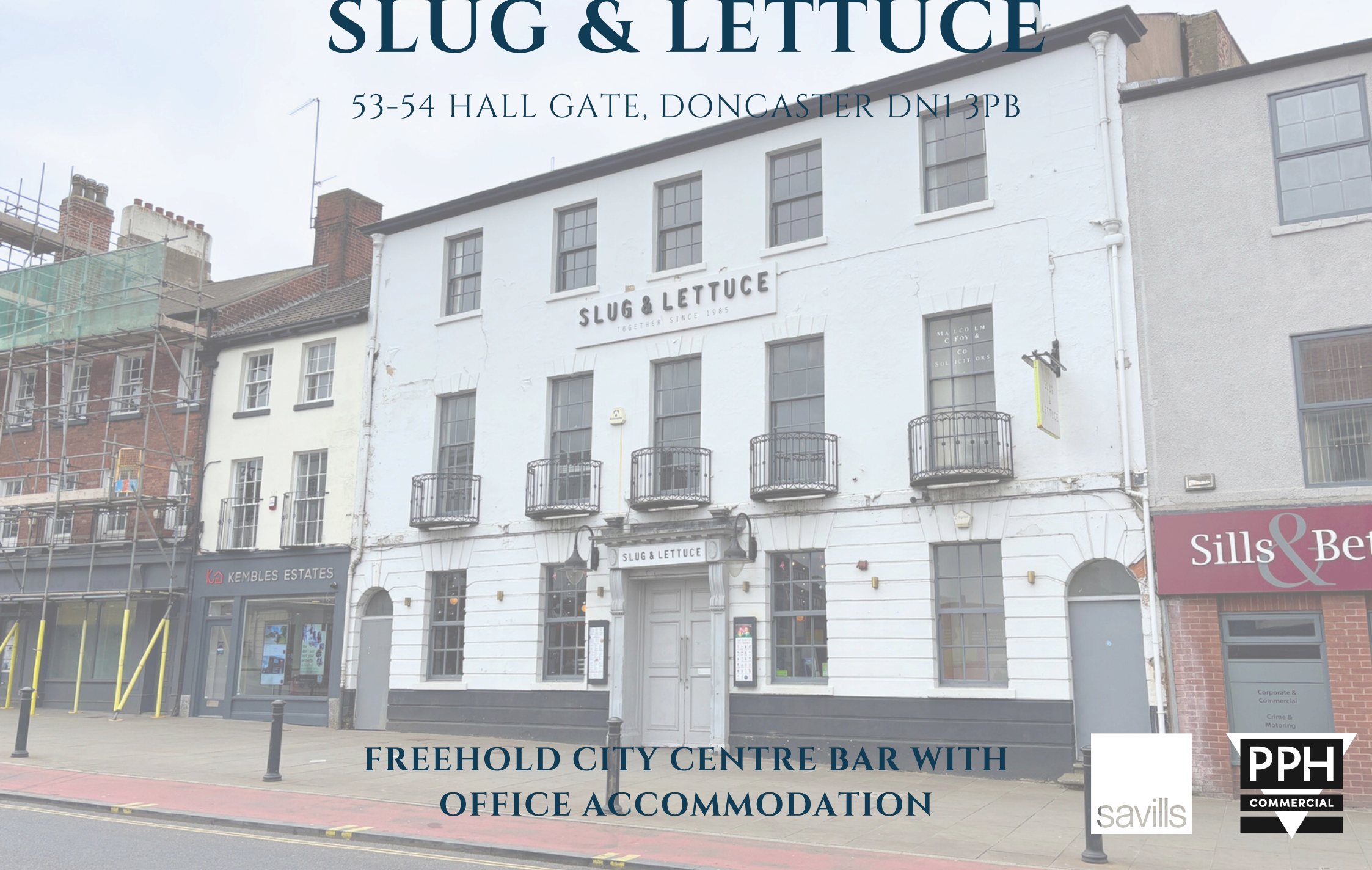


SLUG & LETTUCE

53-54 HALL GATE, DONCASTER DN1 3PB



**FREEHOLD CITY CENTRE BAR WITH
OFFICE ACCOMMODATION**





SLUG & LETTUCE
TOGETHER SINCE 1985

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Crime & Motoring
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SLUG & LETTUCE 53-54 HALL GATE, DONCASTER DN1 3PB

HIGHLIGHTS INCLUDE:

- City Centre Public House
- Open Plan Ground Floor Trading Accommodation
- First and Second Floor Office Accommodation
- Popular City Centre Leisure Circuit
- The Site Extends to 0.26 acres
- Offers over £500,000

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.

Slug & Lettuce 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, Yates and J D Wetherspoon. The locality is within the High Street Conservation Area.

DESCRIPTION

The Property comprises a three storey mid terraced Grade II Listed building which was originally constructed as two houses. The elevations are of brick and stone construction, partially rendered, set beneath a pitched slate roof. To the rear the Property has been extended into a double fronted two storey building fronting Wood Street.

Externally, to the rear there is a sheltered beer patio for approximately 40 covers and enclosed storage.

Overall, the Property extends to 0.26 acres.



ACCOMMODATION

Ground Floor:

The ground floor provides an open plan trading area, over split levels, in the Slug & Lettuce branded style. The trading accommodation is furnished with both fixed and freestanding furniture, providing approximately 120 covers, with casual dining throughout.

To the side there is a bar servery, opposite which is a separate cocktail bar and seating area (20 covers).

Ancillary accommodation to the rear providing customer toilets, catering kitchen with prep area, ground floor beer cellar and a variety of storerooms.

First Floor:

To the rear of the Property there is further ancillary accommodation including office, domestic kitchen, bathroom, staffroom and a variety of store rooms.

Office:

To the first and second floor of the main building there is vacant office accommodation. The offices are self-contained with staircase access from an entrance upon Hall Gate.

The first floor provides an open plan reception area and five separate rooms. The second floor provides a further seven rooms. Staff toilets and a kitchen.



FLOOR AREAS

The property has the following approximate gross internal floor areas:

Floor	Sq Ft	Sq M
Ground	8,298	771
First	3,814	354
Second	1,838	171
Bin Store	225	21
Total	14,175	1,317



TENURE

The Property is held freehold on title number SYK346343.

GUIDE PRICE

Unconditional offer over £500,000 are invited for the benefit of our clients freehold interest.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £92,500.

PLANNING

The Property is Grade II Listed and located within the High Street Conservation Area.

LICENCE

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

SERVICES

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

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.

EPC

C-64

VAT

Staff will transfer in accordance with the TUPE regulations.

LEGAL COSTS

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

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

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



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