

Property Consultants



Crosthwaite  
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale

19 – 21 Bank Street, Mexborough, S64 9QD



- Restaurant for Sale with Vacant Possession
- Attractive Building Based Over Three Floors
- Excellent Visibility from A6023 / Greens Way
- Of Interest to Developers/Owner Occupiers/Investors
- Quoting £220,000 for the Freehold Interest
- 6,739 sq ft (626.11 sq m)

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**LOCATION**

The building is located on the south side of Bank Street, close to its junction with the A6023 (Greens Way) in Mexborough Town Centre.

Mexborough Train Station is located approximately 500 metres to the south west, while Mexborough Bus Station is situated approximately half a mile to the west.

There is also a car park directly opposite the property and there is plenty of on street car parking in close proximity.

**DESCRIPTION**

The property is a part stone built / part brick built three storey building with a pitched roof. Externally, the building is attractive and has several sash windows.

The property is currently being used as a Chinese Restaurant. The ground floor is arranged as a kitchen, seating area and bar. The first floor mainly comprises the 'banquet suite' along with offices and a kitchen. The basement offers further seating, a bar and stores.

**ACCOMMODATION** (Approx net internal areas)

Basement	1,896 sq ft	176.12 sq m
Ground Floor	2,397 sq ft	222.76 sq m
First	2,446 sq ft	227.23 sq m
<b>Total</b>	<b>6,739 sq ft</b>	<b>626.11 sq m</b>

**RATING**

The rating assessment is: -

Restaurant & Premises R.V. £17,000



**MONEY LAUNDERING**

In order to comply with Money Laundering Regulations, purchases will be required to provide identification documentation together with confirmation of the source of funding.

**TENURE**

The freehold of the property is available with vacant possession.

**PRICE**

We are quoting **£220,000**.

**VAT**

The building is NOT elected for VAT.

**USE**

We are informed the premises benefits from an E class planning consent. This allows the premises to be used as A1 (retail), A3 (café & restaurant), B1 (offices/light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

**ENERGY PERFORMANCE CERTIFICATE**

EPC is available upon request.

**LEGAL COSTS**

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

**VIEWING ARRANGEMENTS**

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Tom Shelton - Crosthwaite Commercial**

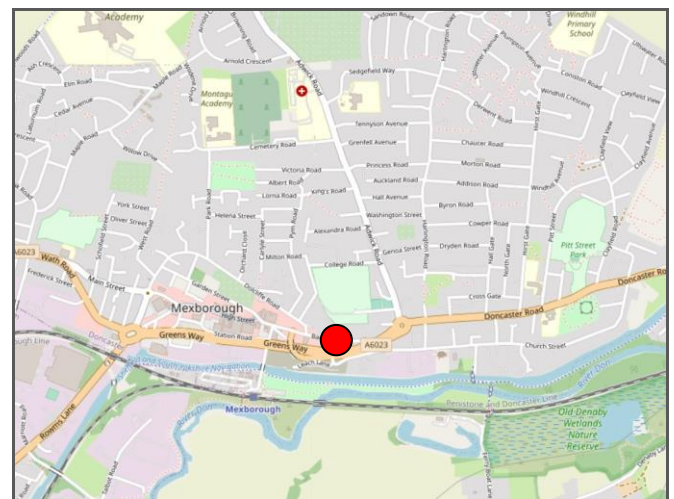
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**SUBJECT TO CONTRACT AND AVAILABILITY**  
Amended August 2023