

Property Consultants



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

For Sale

The Gym Bar, 80 Bank Street, Mexborough, S64 9LG



- **Newly Refurbished Bar for Sale in Mexborough**
- **Attractive Building Based Over Two Floors**
- **Currently the Successful 'The Gym Bar & Venue'**
- **Quoting £240,000 for the Freehold Interest**
- **Large Rear Terrace and Fully Fitted Kitchen**
- **1,691 sq ft (157.09 sq m)**

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LOCATION

The building is located on Bank Street, on its junction with Dolcliffe Road and 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.

The premises also benefit from plenty of on-street car parking in close proximity.

DESCRIPTION

The owner is looking to sell the bar as a going concern as there are a number of events and bookings pencilled in. The bar is trading as The Gym Bar & Venue and had a turnover of £87,000 in 2023 and a deal with Molson Coors has been secured. There is a large kitchen to enable food to be cooked on the premises but the current owners haven't been utilising this and therefore there is huge scope to increase the turnover.

The property itself is a stone built two storey building with a pitched roof, occupying an attractive corner position. The building has recently been comprehensively refurbished and benefits from a roof terrace totalling approximately 1,200 sq ft.

The ground floor is arranged as the main bar with seating, storage and WC's. The first floor benefits from a large kitchen and further seating.

The premises have a licence until 1am.

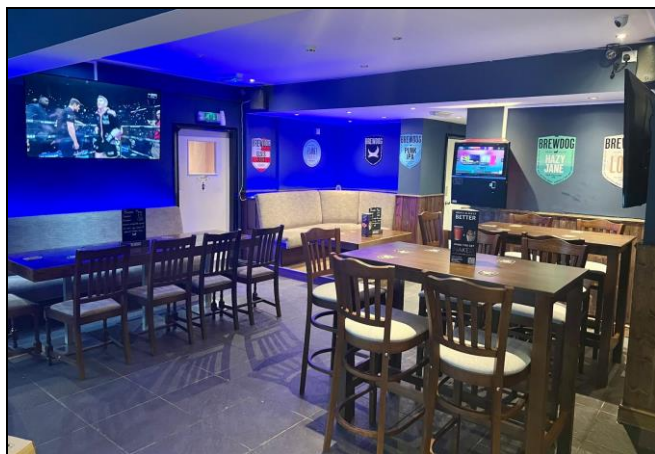
ACCOMMODATION (Approx net internal areas)

Ground Floor	923 sq ft	85.78 sq m
First Floor	768 sq ft	71.31 sq m
Total	1,691 sq ft	157.09 sq m

RATING

The rating assessment is: -

Public House & Premises R.V. £4,000



TENURE

The freehold of the property is available.

PRICE

We are quoting **£240,000**.

VAT

The building is NOT elected for VAT.

USE

We are informed the premises benefits from Sui Generis Use (previously A4 drinking establishment) planning consent.

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.

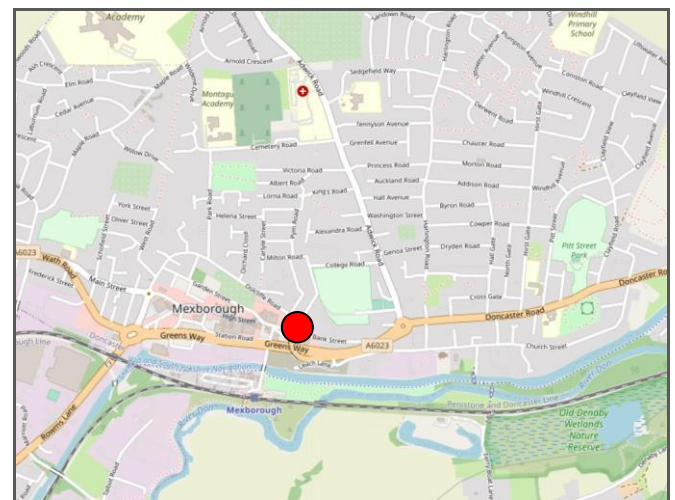
MONEY LAUNDERING

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

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
November 2024