



Mac & Co, 1-3 Bridge Place, Worksop, Nottinghamshire, S80 1DT

Offers Around £350,000

- EPC RATING E
- Freehold Public House free of any brewery ties
- Large internal footprint spread across three floors. approx. (885 sq/m)
- Licence to accommodate 370 customers
- Prominent corner position
- Fully furnished trading area designed for licenced operation
- Substantial commercial premises located in Worksop Town Centre
- Licence for late night opening Thursday, Friday, Saturday

Excellent business development opportunities STP.

The prominent corner position in Worksop Town Centre is within the immediate vicinity of a range of retail and leisure facilities and close proximity to transport links including A57 and M1.

Opportunities

It is possible, subject to planning, that the first floor, currently used as office and storage space, could be converted into three residential flats or substantial owner accommodation.

Currently the Free House only serves beverages however there is a part fitted kitchen in the large cellar/basement with refurbished extraction equipment and dumb waiters up to the bar area. This gives an opportunity for a food offering subject to the relevant licensing. The extensive cellars could accommodate a Micro-Brewery in house.

Currently the business only trades 4 evenings a week Wednesday to Saturday inclusive. With the opportunity for business growth if open 7 days a week.

Presently there is an under utilised outdoor decking area in a secure position at the rear of the building with ramp access.

Off road Parking facilities for three cars.

Additional (Let) Accommodation

A separately let space located with a separate access on the ground floor is presently let as a hairdressing salon. This would be subject to a separate negotiation. RE price and transfer.

Terms

The building is Freehold.

Rateable Value

We advise that all interested parties make their own enquires to the local rating authority.

Fixtures and fittings

Included in the sale.

Licences

It is understood that the property currently possesses a alcohol licence, late night licence and gaming machine licence.

Accommodation

The accommodation comprises of a self contained two story building plus cellar/basement. Extensive internal and external security camera coverage, plus fire alarm and monitored intruder system.

Ground Floor



The ground floor offers a large trading area with air conditioning, bar, two level seating, dance floor with disco lighting, DJ booth and storage areas.

Cellar



The Cellar comprises of a part fitted kitchen, cellar, numerous store facilities.

Additional Basement



Accommodates Ladies and Gents W/C's along with cleaners storage cupboard.

First Floor



To the first floor are redundant W/C's, extensive office space/storage facilities and plant room.

Outdoor Space



A decked outdoor area provides extra trading space.

'Material Information'

Please note this property comes under Section 21 of the Estate Agents Act in that it is owned by a member of our staff.

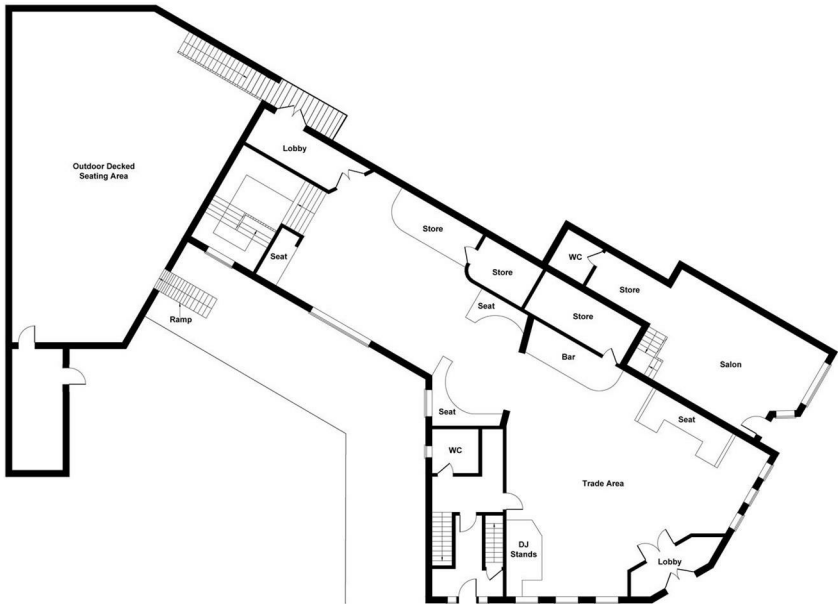
Floorplans

First Floor



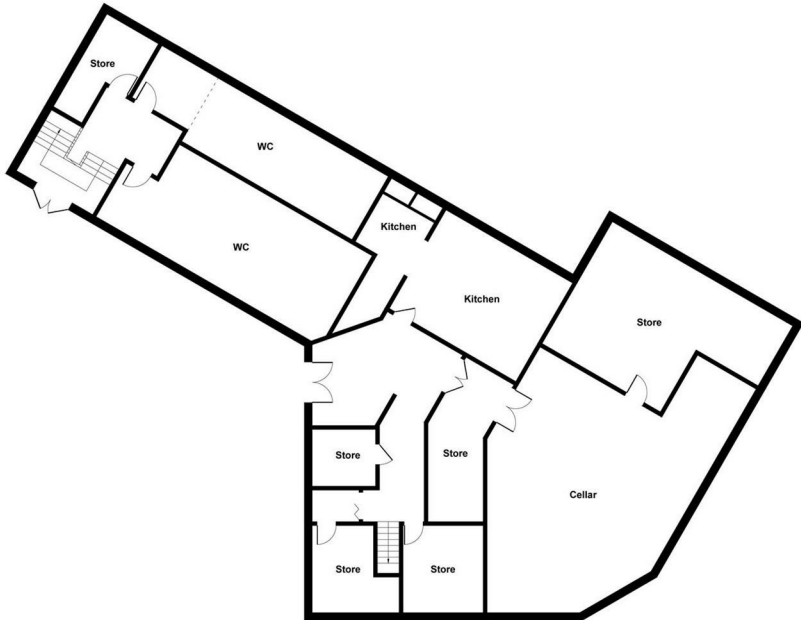
Plan for reference only to location of rooms and property layout.
For detailed measurements, please refer to the property's sales particulars.

Ground Floor



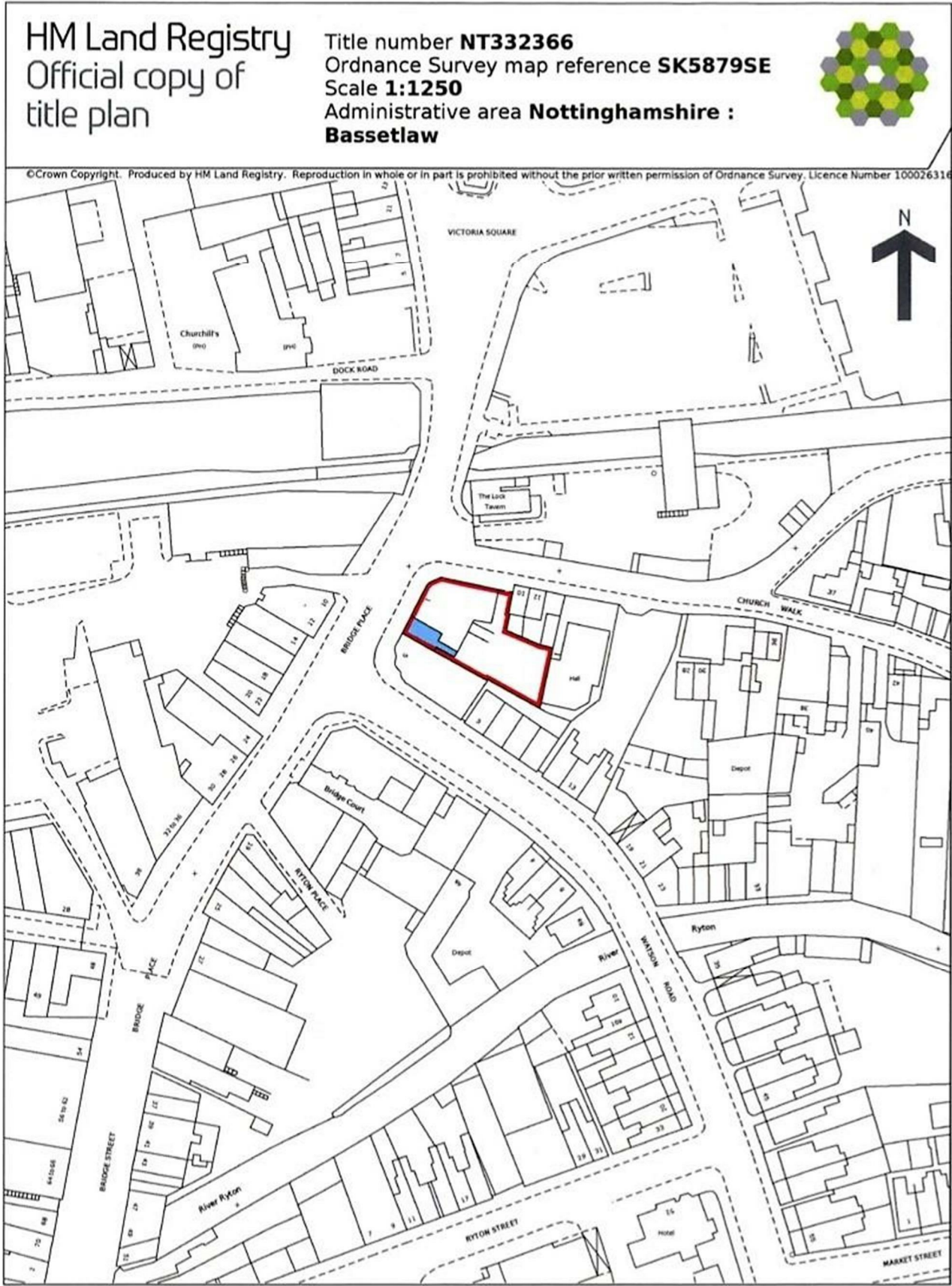
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Cellars



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HM Land Registry - Title Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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