



Ring O'Bells

Ref: 5455508

37 Church Street, Swinton, Mexborough, S64 8LF

Freehold: £400,000

Tenanted until 2033

Outside Drinking Area for 80 people

Character Filled Property

Free of Tie Lease

Current Rent £24,000pa+VAT

Site area 0.097 acres. Energy Rating C



Description

A stone painted detached property of two storey's, with a single storey flat roof extension to the side. On the ground floor is the lounge bar with a servery, ladies and gents WC, service areas comprising utility area, domestic kitchen, store and basement cellar. On the first floor is the two-bed owner's living accommodation. There is also a patio seating area to the front of the building.

[Please click here to view the full sales brochure.](#)

Location

Located in Swinton, five miles north of Rotherham town centre and one mile west of Mexborough. Central location situated on the A6022 Church Street, close to local amenities, a residential area and a church.

Occupational Format

The property is let on a 10 year Free of Tie MRO lease, expiring 31/07/2033, subject to a rent review pattern, the next on 01/08/2027. The current passing rent is £24,000.

Please refer to page 67 of the full sales brochure (link in description) for further details on the occupational agreement types.



Trading Hours

Monday to Sunday: 12pm - 11pm

Business Rates

The Rateable Value is £12,250 from April 2023.



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.

For full information on Christie Insurance please call 01908 920 570

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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