



Carlton Bar

102-104 Moorgate Road, Rotherham, South Yorkshire, S60 2BG

Tenure: Lease Premium: £10,000

Ref: 96422

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Stylish ground floor bar and restaurant (60)
- Located within a renowned South Yorks hotel
- Sizeable and fully fitted commercial kitchen
- Ground floor open-plan beer cellar
- Large car park with ANPR system (150)
- Front veranda with sheltered seating (30)

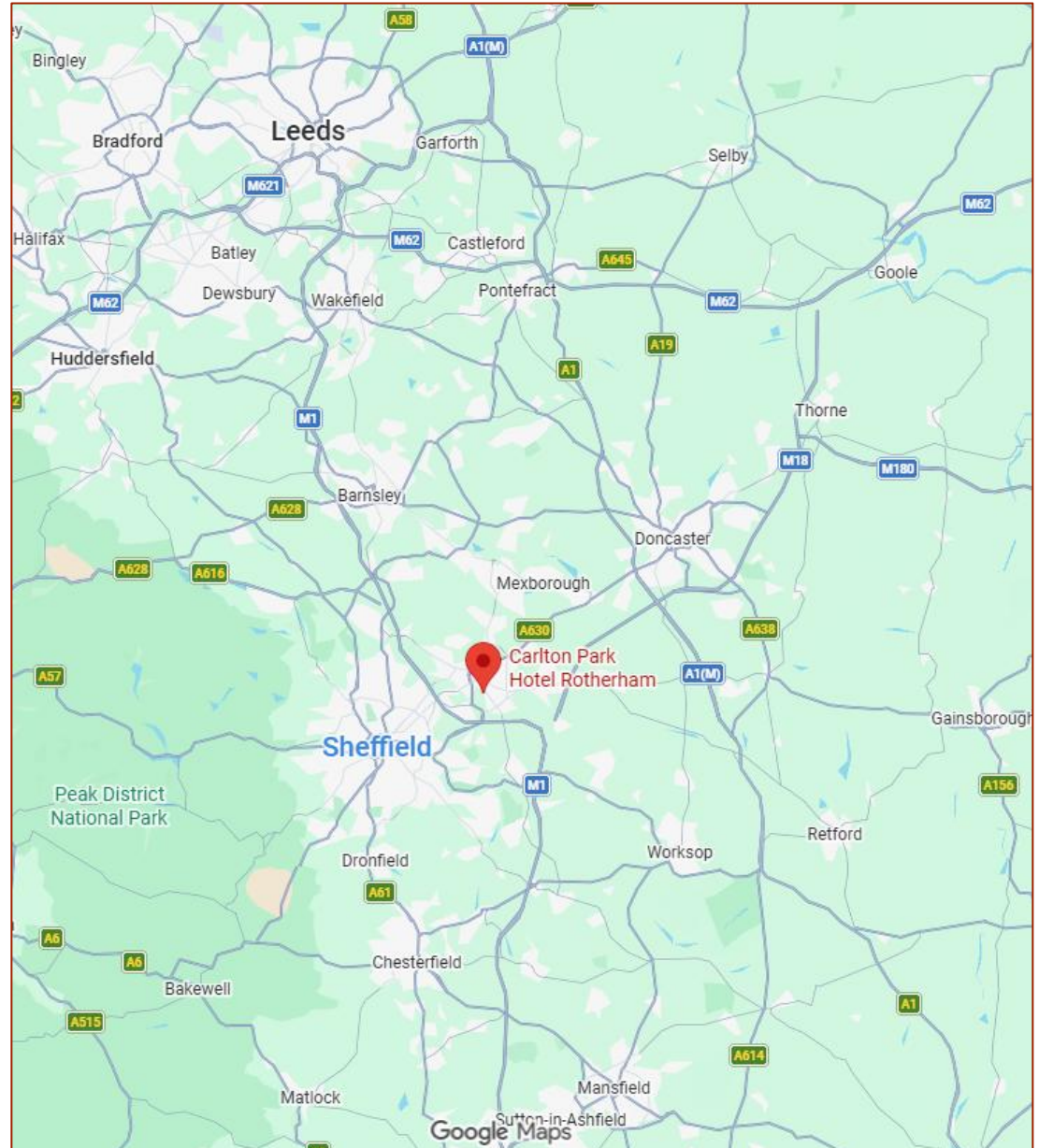
Location

The Carlton Bar is situated within the Carlton Park Hotel located on Moorgate in the large South Yorkshire minster town of Rotherham. The town is approximately 7 miles north-east from the steel city of Sheffield, 12 miles south-east of the former industrial town of Barnsley and 13 miles south-west of the racecourse town of Doncaster.

Rotherham benefits from a range of public transport which includes Rotherham train station, providing access to Liverpool Lime Street, Manchester Piccadilly and Wakefield Westgate (via Sheffield), the Sheffield Supertram, running through Rotherham and providing transport to numerous locations throughout the area, and various buses which travel to and from other nearby towns in South Yorkshire.

Rotherham is renowned for being a former coal mining town as well as a major contributor to the steel industry. Traditional industries included glass making and flour milling. As of 2021, the town had a recorded population of 265,800

The town benefits from many notable landmarks and nearby amenities which include the historic 15th century Rotherham Minster, the AESSAEL New York Stadium (which holds a capacity of just over 12,000 and is home to Rotherham FC who are known as 'The Millers') and the Meadowhall shopping complex which is full of entertainment venues and designer shopping outlets.



Trade Areas

- ENTRANCE HALL
- LADIES' and GENTLEMEN'S TOILETS
- Open plan MAIN BAR/RESTAURANT with seating for 60, carpet flooring, electric fireplace and wooden bar servery.
- Fully fitted COMMERCIAL KITCHEN with POTWASH AREA.
- FRIDGE/FREEZER STOREROOM with external delivery door and three 'walk in' CHILLERS.
- Open plan GROUND FLOOR CELLAR with external barrel delivery door.

External

- FRONT VERANDA/DECKED PATIO with sheltered seating for 30.
- CAR PARK with space for 150 vehicles. (shared with guests of the hotel).

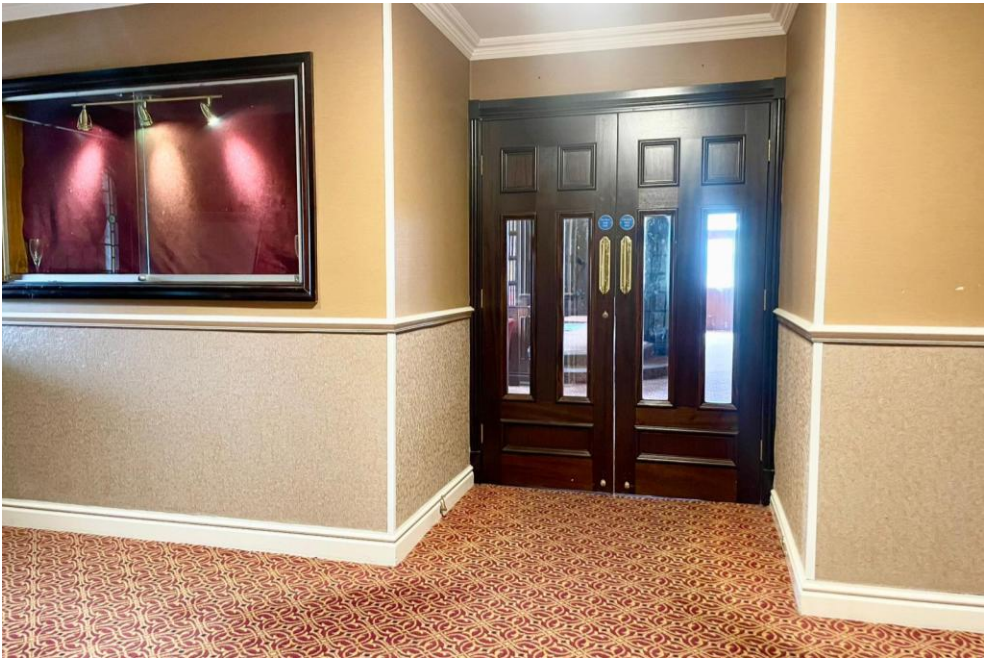
The Business

The opportunity is available to lease the Carlton Bar a dedicated bar/restaurant located within the prestigious Carlton Park Hotel, Rotherham. Our clients have instructed us to find a long-term enthusiastic tenant who would be aiming to establish the Carlton Bar as one of South Yorkshire 'go to' dining establishments.

The premises lends itself to a variety of cuisines, its sizeable commercial kitchen provides the opportunity to cater to well over 1000 diners in one sitting and we are informed it has done so in the past. Our clients have also stated the opportunity to lease additional areas of the hotel which includes a function room/wedding space is also available subject to negotiation.

Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.





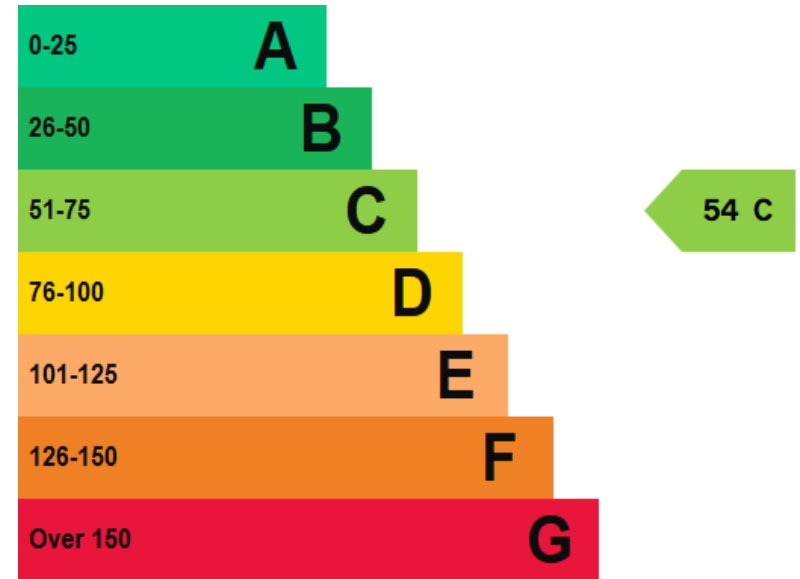
Licences

A Premises Licence is held.

Services

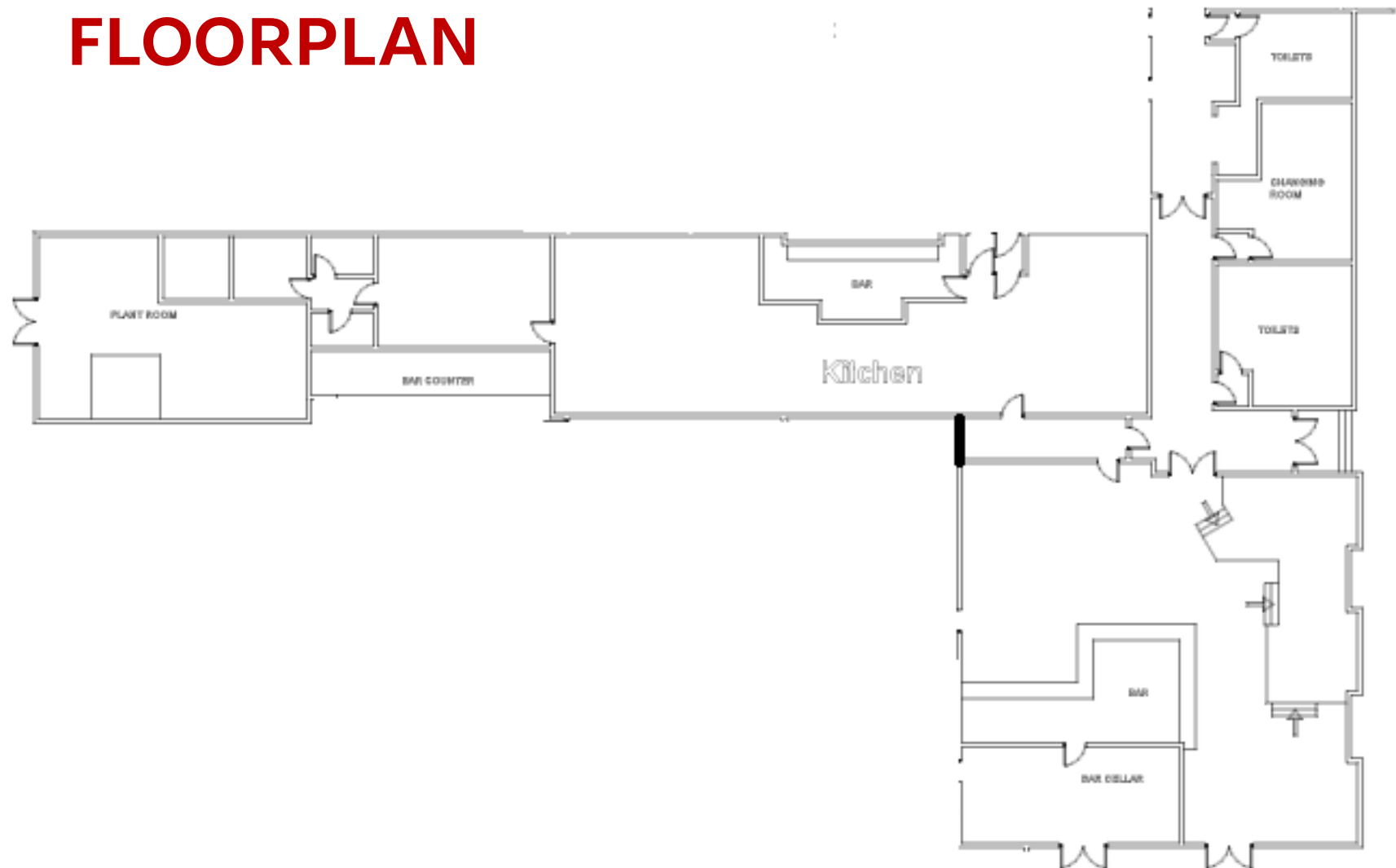
All mains services are connected. The premises will be supported by a sub-meter for both gas and electricity. The venue also benefits from a fire alarm.

Local Authority: Rotherham Metropolitan Borough Council





FLOORPLAN





Tenure & Price

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only. All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock and working capital as a minimum.

LEASEHOLD PREMIUM	£10,000 plus VAT to include fixtures and fittings
TERM	For a negotiable term between five and twenty years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance
RENT	£28,000 per annum plus VAT, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term in accordance with open market assessments
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property
TIE	Free-of-tie
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will be payable on the Premium and rental payments



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.