



The Cadeby Pub & Restaurant

Main Street, Cadeby, Doncaster, South Yorkshire, DN5 7SW

Tenure: Lease Premium: £10,000

Ref: 96306

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- 18th century, stone-built pub and restaurant
- Award-winning, high specification venue
- 9 internal trade areas with total covers for 242
- Large car park with space for 70 vehicles
- Multiple outbuildings and detached function barn
- Trade garden and patio with seating for 100+

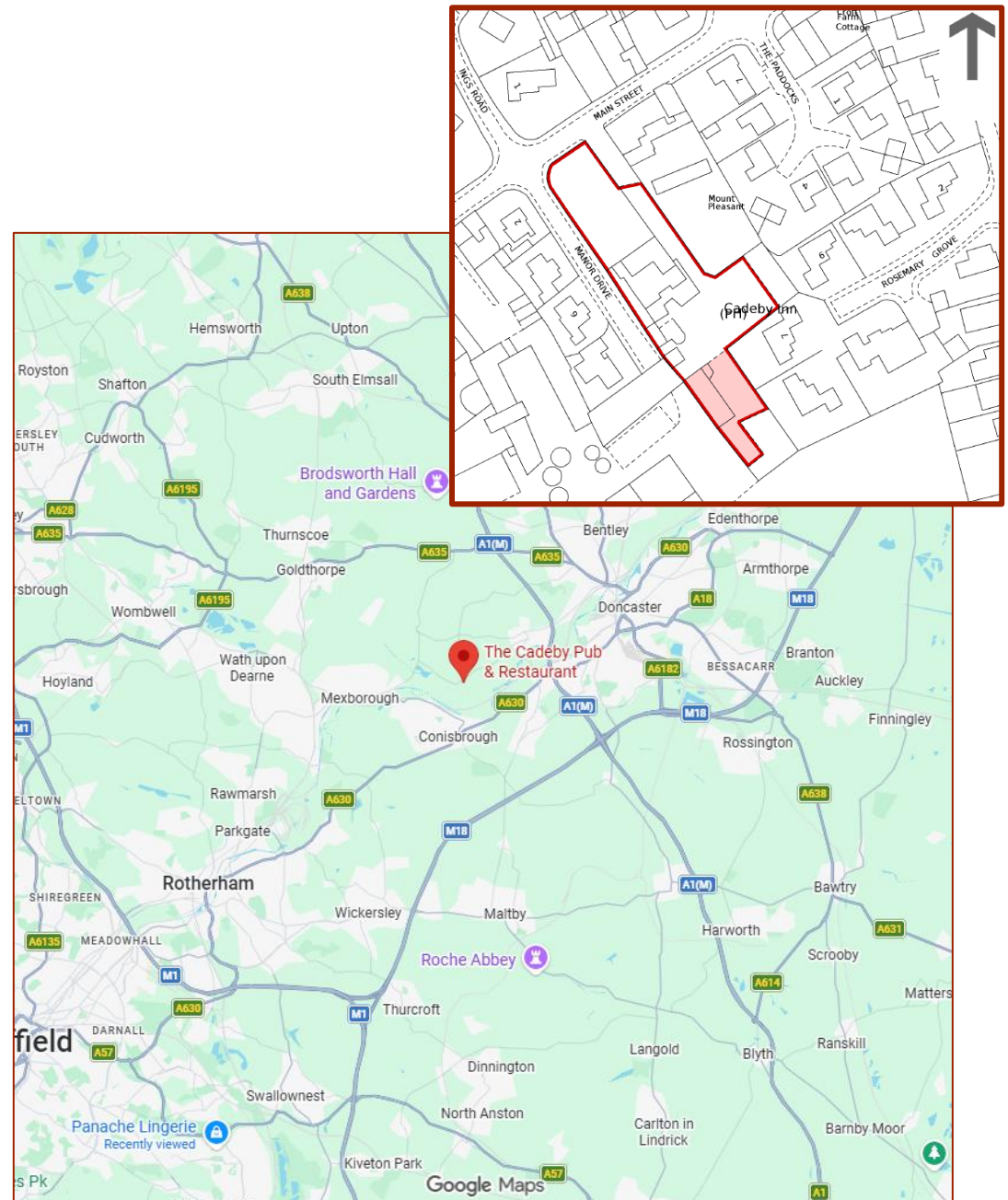
Location

The Cadeby Pub & Restaurant is situated in the South Yorkshire village of Cadeby, located 5.7 miles southwest of Doncaster, 13.8 miles southeast of Barnsley and 2.8 miles west of the A1 motorway which connects London, the capital of England in the south, to Edinburgh, the capital of Scotland in the north.

The Cadeby Pub & Restaurant is the principal amenity in the village; the parish also benefits from a building materials supplier and a church dedicated to St John The Evangelist. The nearby town of Doncaster provides larger shopping outlets, supermarkets and fuel stations.

The Property

The Cadeby Pub & Restaurant occupies a two storey, detached, stone building under a part pantile, part flat felt roof. The property benefits from being located on Main Street in the centre of the village.



Trade Areas

FRONT ENTRANCE HALL with entry to the TAPROOM which has seating for 22, flagstone flooring, brass topped bar servery and fireplace with inset log burner. VENETIAN ROOM with seating for 16, flagstone flooring and stone fireplace with inset log burner. INNER HALL with access to both LADIES' and GENTLEMEN'S TOILETS. WHISKEY ROOM with seating for 14, flagstone flooring, fireplace with inset log burner and brass topped main bar servery with service area behind. REAR ENTRANCE HALL with reception desk and entry to the EPERNAY ROOM which has seating for 16, exposed feature ceiling beams and an open view WINE STORE. CONSERVATORY with seating for 16. UPPER BARN AREA with seating for 18 and oak flooring. Fully-fitted COMMERCIAL KITCHEN with dumb waiter and stairs down to the open plan BASEMENT CELLAR with external barrel drop. PRIVATE HALL with entry to the BOILER ROOM and stairs up to the first floor.

A second INNER HALL gives entry to DISABLED ACCESS, LADIES' and GENTLEMEN'S TOILETS as well as stairs to the first floor.

FIRST FLOOR 1

Via a flight of stairs from the second inner hall: LANDING providing access to a fully-fitted CATERING KITCHEN and the GRANARY SUITE. The suite has seating for 40, exposed stone walls and feature ceiling beams.

FIRST FLOOR 2

Via a flight of stairs from the private hall: POT WASH AREA with dumb waiter. FRIDGE/FREEZER STOREROOM. STAFF ROOM. OFFICE.





External

Rear CAR PARK with parking for 50 vehicles. FRONT TRADE PATIO AND GARDEN with bench seating for 100+, FURNITURE STORE and outdoor pizza oven. WALK-IN CHILLER. OUTBUILDING 1/MED BAR with seating for 30, artificial grass flooring and retractable roof. OUTBUILDING 2/LAUNDRY ROOM. OUTBUILDING 3/STOREROOM. OUTBUILDING 4/STOREROOM.

Barn (detached stone building)

Sheltered ENTRANCE PORCH with secret storeroom. OPEN-PLAN BARN/FUNCTION ROOM with seating for 70, oak flooring with underfloor heating, feature exposed ceiling beams and dedicated bar servery with service area behind. To the rear of the barn is additional parking for 20 vehicles as well as a BIN STORE and an OIL TANK.

The Business

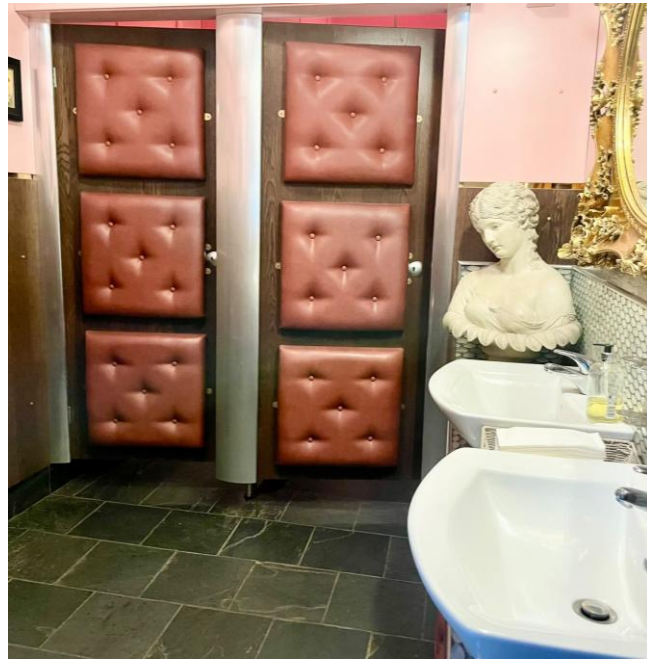
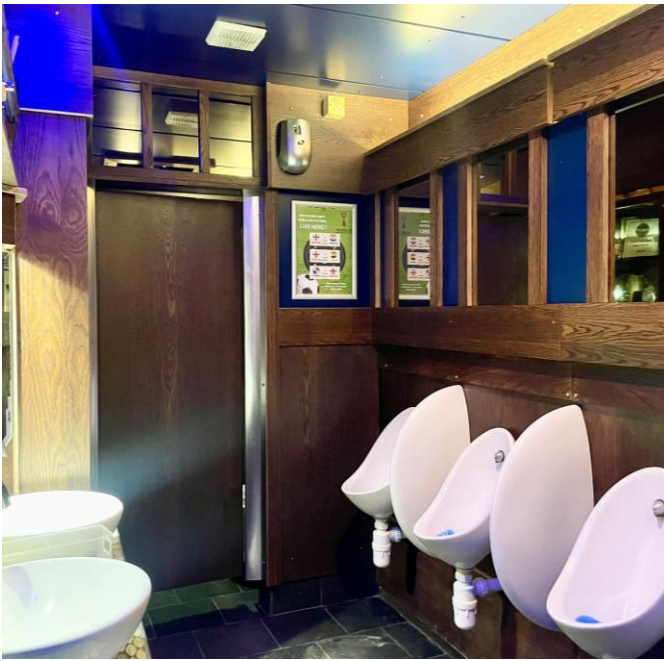
Our clients have owned The Cadeby Pub and Restaurant since May 2013 and now wish to offer the property to the leasehold market in order to find an enthusiastic, long-term tenant. The business is currently operated by a manager and run as an upmarket public house and restaurant. It is renowned for being the winner of Doncaster CAMRA's 'Best Pub of the Winter Season' 2024/25.

The Cadeby Pub and Restaurant benefits from a sizeable amount of local custom with patrons hailing from the local parish and surrounding villages. The premises also attracts destination trade from further afield due to its fine dining menu and Sunday lunches. Gin nights, whiskey tastings, wedding receptions, yoga brunches and beer festivals are also commonplace at the venue. The property has been significantly improved by our clients and, as such, will provide an incoming tenant with the opportunity to take the helm at a 'turnkey' business.

It is our understanding that the most recent net turnover stood at £665,975 per annum. Further accounting information will be made available to seriously interested parties following a formal viewing.







Licences

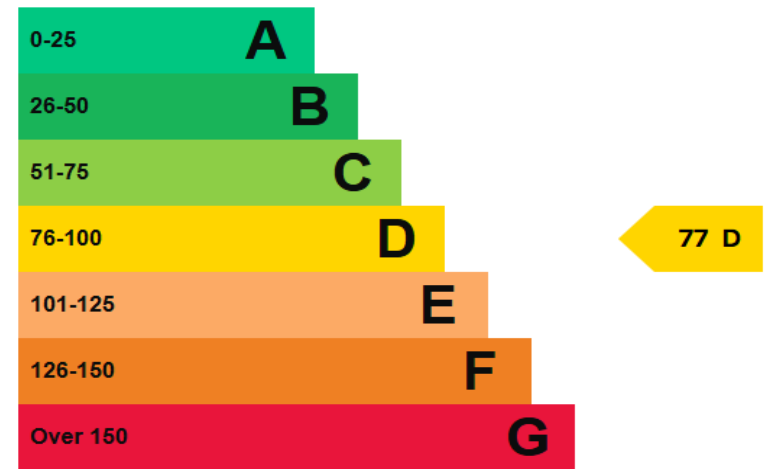
A Premises Licence is held.

Services

Mains electricity, water and drainage are connected. Oil-fired central heating. The property benefits from fire and intruder alarms and a 20 camera CCTV security system.

Rateable Value: £35,500 from 1 April 2026.

Local Authority: Doncaster Metropolitan Borough Council.







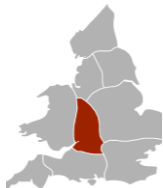


Tenure & Price

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 to include goodwill. Stock at valuation in addition
TERM	Seven 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 plus personal guarantors if the lease is taken as a Limited Company.
RENT	£48,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term in accordance with open market assessments
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free-of-tie. The Landlord provides the option to discuss potential tied agreements.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
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.