

SMC
Brownill
Vickers

For Sale



Stone-built pub with bar, lounge, dining area, function room, private accommodation, and redevelopment potential in central Deepcar.

Offers in the region of £235,000

Royal Oak, 31 Manchester Road, Deepcar, Sheffield, S36 2QX

0114 290 3300 | Isaac.Clayton@smcbrownillvickers.com

smcbrownillvickers.com

- Substantial Freehold Property
- Potential for Redevelopment
- Prominent Roadside Location



Description

The Royal Oak is a stone-built, three-storey public house with a pitched roof, occupying a roadside position with car parking to the rear. The ground floor offers a main bar with central servery, fixed and loose seating, and open-plan lounge and dining areas, with a commercial kitchen and ancillary storage to the rear. Upper floors provide a function room and private accommodation including bedrooms, living area, kitchen, and bathroom. The property offers excellent potential for owner occupation or redevelopment, subject to planning permission.

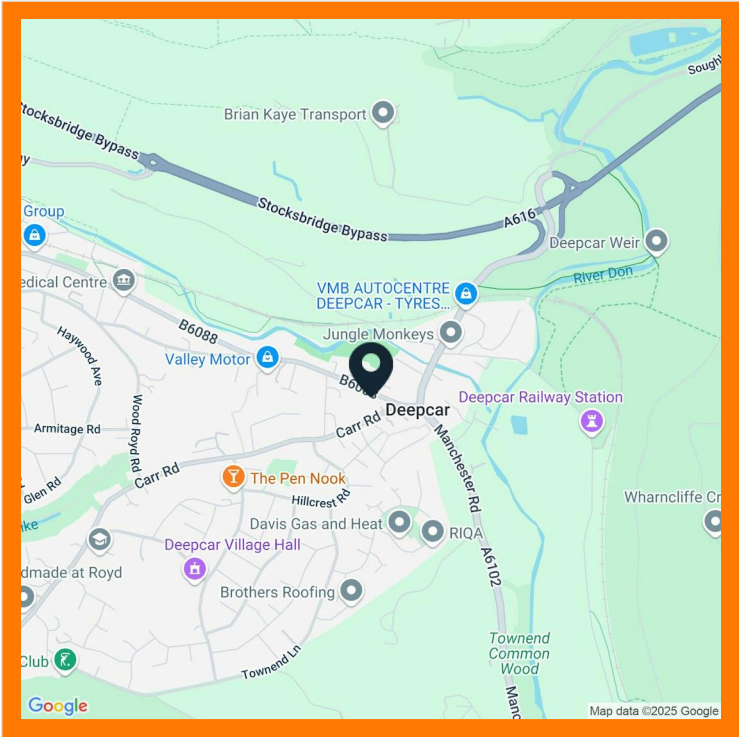
Location

The property is located on Manchester Road (A616) in Deepcar, a village in the north-west outskirts of Sheffield. It is positioned close to residential housing and local amenities, with nearby access to Stocksbridge and the surrounding rural areas. The site fronts a main road with pavement access and is near a junction connecting to local routes and public transport services.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	460	42.74	Available
Ground	2,002	185.99	Available
1st - Function Room	684	63.55	Available
1st - Private Accommodation	717	66.61	Available
Total	3,863	358.89	



Planning

We are advised that the property has planning consent for A4 Use Class -Drinking Establishments. The property is not listed or within a conservation area. We would advise interested parties to make their own enquiries with Sheffield City Council Planning Department.

Tenure

The property is offered for sale on a Freehold basis.

Freehold – Title number SYK374672

Price

£265,000. We are informed VAT is NOT payable on the price.

Business Rates

Rateable Value of £6,250

Energy Performance Certificate

Upon Enquiry

Isaac Clayton
0114 290 3300
Isaac.Clayton@smcbrownillvickers.com

