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CHARTERED SURVEYORS

**TRADITIONAL 'NEIGHBOURHOOD'
PUBLIC HOUSE PREMISES
FOR SALE
FREE OF TIE – VACANT POSSESSION**



**THE CALDERMOOR,
2 CALDERBROOK ROAD,
LITTLEBOROUGH, OL15 9HL**

- * Characterful property in centre of community with bar/games room accommodation and extensive private living quarters *
- * Prominent crossroads location in established and densely populated area *
- * Enclosed beer garden at rear *
- * Potential for alternative use/redevelopment (subject to appropriate consents) *
- * **PRICE £200,000 (OFFERS) ***
(The purchase price is subject to VAT)



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Skipton, North Yorkshire, BD23 3RT
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Particulars

(Information provided is for guidance purposes only – interested parties should satisfy themselves as to the accuracy of all details given)

With a date inscribed 1755 **The Caldermoor** is a traditional styled residential ‘neighbourhood’ public house, a long established business in the centre of the community set back beyond a private car park from the junction of two main routes. Trade areas comprise a largely open plan bar (with tap room at side) extending to games room at the rear, and with toilets/kitchen to the side. To the rear there is an enclosed garden with smoking shelter.

The accommodation on upper floors provides extensive living quarters together with potential for further accommodation within a large open plan room on the second floor.

The sale of The Caldermoor represents the opportunity to acquire potentially very attractive trading premises in an agreeable location – an all representing an attractive home and business.

Accommodation:

Ground Floor: ENTRANCE LOBBY.

BAR 7.1m x 4.5m having stone fireplace to side and with timber bar counter at rear opening out at side with lounge 9.7m x 4.7m. Some upholstered seating to perimeter and with corner timber bar counter; side ENTRANCE VESTIBULE/LOBBY; GAMES ROOM 9.1m x 4.6m with some upholstered seating and brick fireplace. Corner bar counter; LADIES and GENTS TOILETS; KITCHEN 3.9m x 1.3m with steel sink unit.

Lower Ground Floor: STORE 10.2m x 3.9m with loading via drop from rear; BEER CELLAR 5.3m x 3.9m including central heating chamber.

First Floor: SITTING ROOM 5.8m x 4.2m; DINING KITCHEN 4.2m x 3.7m with fitted basements unit incorporating sink; OFFICE 2.2m x 2.0m; three BEDROOMS 5.8m x 2.9m; 4.8m x 3.7m; 4.6m x 3.7m. External steel staircase.

Second Floor: STORE 9.2m x 8.4m.

The accommodation extends to approx. 395.0sq.m./4,250sq.ft. on three floors (gross internal) excluding external store buildings.

Externally: Forecourt CAR PARK, with GARAGE/STORE plus former fuel stores to side. Enclosed rear GARDEN approx. 17.1m x 12.2m.

The site extends to approx. 0.09 hectares/0.22 acres.

Rates: Public House: RV £7,625. The Uniform Business Rate is 40.7p in the £ and the amount payable for the current financial year (2010/11) is £3,103.37. The living accommodation has been placed in Band A for Council Tax purposes.

Services: All mains services are believed to be available. No services/installations have been tested.

Trade Furnishings & Equipment: Please note that the sale does not guarantee inclusion of any specific fixtures/fittings, furnishings and equipment. Some items may be in-situ on the date of completion, although in respect of which no legal Title is offered and no inventory will be prepared. All vending/AWP machines, beer raising/cooling equipment and corporate signage are excluded from the sale. None of the equipment/appliances have been tested.

Licence: Premises Licence (PLA 0062) – permitted trading Hours: Monday-Thursday 10a.m. – 12.45 a.m.; Friday – Saturday 10 a.m. – 1.15 a.m.; Sunday 10a.m. – 12.45 a.m.



Please note that the cellar extends below adjoining property. Further details available on request.

Price: £200,000 – offers. The purchase price will be subject to V.A.T.

Viewing: Strictly by arrangement with the sole agents – 01756 748100.

Date of preparation: 9 June 2010.