

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

**‘VILLAGE’ PUBLIC HOUSE PREMISES
FOR SALE
FREE OF TIE – VACANT POSSESSION**



**THE WHEATSHEAF (SHEAF)
HAUGH FOLD,
NEWHEY, MILNROW,
OL16 3RF**

- * Highly characterful public house premises in an attractive ‘village’ location *
- * Wholly refurbished high capacity open plan ground floor trade area *
- * Extensive private living quarters on two upper floors *
- * Good site including large enclosed beer garden/smoking area at rear *
- * **PRICE £250,000 (OFFERS) ***
- (The purchase price is subject to VAT)



The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT
Telephone: (01756) 748100 Fax: (01756) 748104

Email: info@westlakeandco.co.uk www.westlakeandco.co.uk

Particulars

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

Approx. one mile to the South of Milnrow Newhey is a long established residential village suburb situated just off the M62 trans-Pennine motorway (junction 21) and approx. one mile South East of Milnrow With open countryside to the North and East beyond the **Wheatsheaf** is situated within an attractive and long established residential area a short distance from the A640 main Huddersfield Road and with an excellent potential catchment for trade.

Remodelled as 'The Sheaf' in recent years this is a property of a high calibre, attractively refurbished throughout the ground floor to present a largely open plan trade area with significant trading potential. To the upper floors there is extensive living accommodation in two separate (self contained) units and the property benefiting from a large enclosed rear yard/'garden' with smoking shelter to the side.

The sale of this property offers the opportunity to acquire a very appealing and potentially lucrative business in a quality environment.

Accommodation:

Ground Floor: ENTRANCE VESTIBULE. BAR, 10.8m average x 9.4m having raised area to corner and with timber bar counter to rear. Some fitted upholstered seating; open at side to DINING AREA 7.6m x 6.6m with some upholstered seating to perimeter; GAMES ROOM 5.3m x 4.5m with timber floor; rear entrance vestibule and LADIES and GENTS TOILETS. KITCHEN 5.1m x 2.5m having non-slip floor and with part tiled walls. Extractor hood and double deep steel sink unit. Door to rear.

Lower Ground Floor: STORE 5.2m x 3.5m; BEER CELLAR 5.4m x 2.8m; DELIVERY AREA 3.3m x 3.3m with loading via drop from side.

First Floor: SITTING ROOM, 7.5m x 4.4m; DINING KITCHEN 4.7m x 4.0m with fitted base and wall units incorporating sink; OFFICE 4.3m x 2.0m; Four BEDROOMS, 4.9m x 3.7m (both maximum), 4.0m x 3.6m; 4.4m x 2.6m ; 3.9m x 2.7m average. BATHROOM with three piece suite plus separate shower.

Second Floor (with access internally all via external steel stairs to first floor and internal staircase – self contained): LANDING. SITTING ROOM 6.3m x 3.4m (both maximum) with dormer window, KITCHEN 4.2m x 2.7m with base and wall units, three BEDROOMS 4.2m x 2.9m, 2.9m x 2.8m, 2.8m x 2.3m (each with skylight), BATHROOM with three piece suite.

The accommodation extends to approx. 187.4sq.m./2,020sq.ft. on ground floor, 154.1 sq.m./1,660 sq. ft. to the first floor with 81.9 sq.m./880 sq.ft. on the second floor – a total of 423.4 sq.m./4560 sq. ft.

(all areas gross internal).

Externally: Large enclosed rear YARD/GARDEN approx. 13m deep x 17m wide (both average) incorporating large covered GARAGE/SMOKING SHELTER to side. Paved and with outdoor furnishings .

The site extends to approx. 0.26hectares.0.65acres.

Rates: RV £7,800. The Uniform Business Rate is 40.7p in the £ and the amount payable for the current financial year (2010/11) is £3,174.69. The living accommodation has been placed in Band B for Council Tax purposes

Services: Mains services are understood to be available and Installed although interested parties should make their own enquiries in this respect. None of the services or 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 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.

Planning: Planning consent was granted in August 2005 (ref: 05/D46025) for change of use/conversion to form seven apartments – further details available on request or from Rochdale MBC – 01706 647474),

Licence: (PLA 0333) Permitted trading hours Monday-Thursday 11 a.m.- 12.45 a.m.; Friday-Saturday – 11 a.m. – 1.30 a.m. Sunday midday – 1.45 a.m.

Tenure: Part freehold, part leasehold (999 years from March 1874) – full particulars available on request..

Price: £250,000 – offers. The purchase price will be subject to V.A.T.

Viewing: Strictly by arrangement with the sole agents – 01756 748100. Date of preparation: 25.5.10



These particulars are intended only to give a fair description of the property as a guide to buyers accordingly a) their accuracy is not guaranteed and neither Westlake & Co. nor their vendor(s) accept liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars.