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CHARTERED SURVEYORS

**CHARMING PUBLIC HOUSE PREMISES
FOR SALE
FREEHOLD – FREE OF TIE**



**THE SPITE (ROEBUCK)
CLIFTON, OTLEY,
LS21 2EY.**

- * Traditional public house with bars and dining accommodation *
- * Large car park and garden areas*
- * Attractive rural position fronting B6451 and within easily reach of a large potential clientele *
- * Very appealing and potentially lucrative business capable of expansion (subject to appropriate consents) *

*** PRICE £275,000 (OFFERS) ***
(The purchase price is subject to VAT)



**The Estate House, South Street, Gargrave
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)

The Spite derives its name from a time when there were two public houses in Clifton (at opposite ends of this terrace) originally known as The Roebuck and The Travellers Rest although which following ongoing dispute between the two lead the locals to hear that 'there's nowt up there but malice and spite' – The Travellers Rest closed (now a private dwelling) and the current name stuck.

Today The Spite is a characterful public house in a traditional style – an open plan bar/lounge area with separate dining room and the latter adjoining a good catering kitchen.

The property stands in delightful open countryside, the site affording excellent parking facilities, private garden.

The sale of this property represents a rare opportunity to acquire a potentially very sound and attractive business, capable of some expansion (subject to appropriate planning consents) if required.

Accommodation:

Ground Floor: ENTRANCE VESTIBULE; BAR 4.6m x 4.5m with adjoining LOUNGE 8.1m x 3.6m, part with beamed ceiling, stone flag floor and some timber framed seating. Varnished timber bar counter to rear; rear PORCH with access to garden; DINING ROOM 5.6m x 3.8m with beamed ceiling; KITCHEN 3.9m x 3.0m. Tiled floor and with tiled and steel lined walls, extractor hood, double steel sink; LADIES and GENTS TOILETS.

Lower Ground Floor: BEER CELLAR 5.6m x 3.0m (see note below).

First Floor: LANDING; SITTING ROOM 4.7m x 4.6m; KITCHEN 3.0m x 2.3m with fitted base units incorporating steel sink; two BEDROOMS 4.6m x 3.3m; 4.1m x 3.4m; BATHROOM with three piece suite, part tiled.

The accommodation extends to approx. 125.1sq.m./1,346sq.ft. on two floors (gross internal).

Externally: FUEL STORE 4.1m x 3.5m (adjoining kitchen) with further STORE AREA 6.4m x 1.4m. Surfaced/marked car park (approx. 50 vehicles). BEER GARDEN to rear of public house (lawned).

Rates: Public House: RV £13,250 The Uniform Business Rate is 40.7p in the £ and the amount payable for the current financial year (2010/11) is £5,392.75. The living accommodation has been placed in Band C for Council Tax purposes.

Services: Mains water and electricity are understood to be available with drainage advised to be to a private septic tank. None of the 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 ref: LN/199304668.

Permitted Hours: Monday/Saturday 10am/11pm; Sunday 12noon/10.30pm

Tenure: Freehold. The cellar extends below adjoining premises, the paddock/car park being subject to rights of way over. Full details available on request.

Price: £275,000 – offers. The purchase price will be subject to V.A.T.

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

Date of preparation: 13th July 2010

