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**WESTLAKE & CO**  
CHARTERED SURVEYORS

**PROMINENT 'CIRCUIT' PUBLIC HOUSE  
FOR SALE  
FREEHOLD - FREE OF TIE**



**THE OLD QUEENS HEAD,  
57 MAIN STREET,  
BINGLEY, BD16 2HZ.**

- \* Prominent town centre public house premises \*
- \* High capacity trade areas with outside drinking at rear (smoking area) \*
- \* High profile position in proven trading area \*
- \* First floor private living quarters (plus potential separate/  
self-contained flat) \*

**PRICE £375,000 (OFFERS) \***  
(The purchase price is subject to VAT)



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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 Old Queens Head** forms an integral part of a long established busy circuit of public houses and bars within Bingley town centre – and represents a significant trading opportunity. The property offers largely open plan accommodation at ground level with external drinking/smoking area at the rear (and an advantage over a number of the nearby competing businesses).

Albeit likely to be considered suitable for some general refurbishment and improvement the sale of this property represents a rare opportunity to acquire freehold premises in this location – representing an undoubted trading opportunity.

Stone built and with a distinctive half timbered frontage the accommodation has been extended in recent years into the adjoining three storey building (and the latter providing an opportunity for a separate self-contained flat – in addition to private living quarters within the original building).

### **Accommodation:**

**Ground Floor:** ENTRANCE LOBBY. BAR 12.1m x 7.6m plus 5.8m x 5.0m. Part tiled and part timber boarded floor. Raised seating area at rear with some upholstered seating to perimeter. Heavy timber bar counter. GAMES AREA 6.9m x 4.2m. Timber boarded floor including to raised area at front and with some fitted seating. KITCHEN 5.5m x 2.2m having non-slip floor, extractor hood and deep steel sink unit; rear LOBBY; LADIES and GENTS TOILETS.

**Lower Ground Floor:** BEER CELLAR 7.0m x 6.4m. BOILER ROOM 4.6m x 1.8m.

**First Floor:** Main LANDING; SITTING ROOM 5.1m x 4.7m; DINING KITCHEN 6.2m x 3.8m with fitted base and wall units incorporating steel sink; two BEDROOMS 4.7m x 4.6m and 4.7m x 3.0m; BATHROOM with three piece suite (and the following within the three storey section to one side): Inner LANDING with separate w.c. off; BEDROOM/OFFICE 3.4m x 3.1m; BEDROOM 5.7m x 4.2m.

**Second Floor:** Landing; BEDROOM 5.6m x 2.5m; BEDROOM 4.2m x 3.4m.

*The accommodation extends to approx. 567.0/6,100 sq.ft.. on three floors (gross internal).*

**Externally:** Paved rear YARD AREA with concrete sectional store off.

**Rates:** Public House: RV £8,600. The Uniform Business Rate is 40.7p in the £ and the amount payable for the current financial year (2010/11) is £3,500.20. The living accommodation has been placed in Band C 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 No: BD/PRA1246. Trading Hours: Monday – Sunday 10 a.m. – 12.30 a.m.

**Tenure:** Freehold. Vacant possession on completion.

**Planning:** Interested parties should direct enquiries to Craven District Council Planning Office (01756 700600).

**Price:** £375,000 – offers. The purchase price will be subject to V.A.T.

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

Date of preparation: 13<sup>th</sup> July 2010

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.