

REGULATED BY RICS

**WESTLAKE & CO**  
CHARTERED SURVEYORS

**TOWN CENTRE  
PUBLIC HOUSE PREMISES  
FOR SALE  
FREEHOLD - FREE OF TIE**



**THE COMMERCIAL,  
WATER STREET,  
SKIPTON, BD23 1PB.**

- \* Town centre premises prominently situated at junction of two main routes \*
- \* Four ground floor trade areas plus store, kitchen, toilets etc \*
- \* Five first floor letting bedrooms plus private living quarters (first and second floors) \*
- \* Approx. 375 sq.m./4.050 sq. ft. gross internal floor area \*
- \* Suitable for alternative uses (subject to availability of appropriate consents) \*

**PRICE £250,000 (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 Commercial** is a long established Skipton town public house situate opposite one of the main central car parks and at the junction of Coach Street and Water Street, two busy vehicular routes.

For many years trading as a typical hostelry with some food, plus letting bedrooms the premises are equally suitable either for on-going licensed trade use or a variety of alternatives (subject to availability of appropriate planning consent(s)).

### **Accommodation:**

**Ground Floor:** ENTRANCE VESTIBULE. BAR 5.4m x 4.1m with fitted servery; LOUNGE 5.1m x 3.5m, part timber panelled and with steps up at rear to form a DINING AREA 4.3m x 3.9m with separate entrance vestibule (from side); GAMES ROOM 4.5m x 4.4m with brick fireplace; LADIES and GENTS TOILETS; BEER CELLAR 4.6m x 4.1m with loading doors at end (side yard). KITCHEN 3.9m x 3.4m.

**Lower Ground Floor:** BASEMENT CELLAR (below kitchen) 3.9m x 3.8m.

**First Floor:** LANDING; five former LETTING BEDROOMS 4.4m x 4.0m and 4.1m x 3.3m (family) plus 3.4m x 3.0m; 3.3m x 2.0m and 3.1m x 2.0m (single) – four having pedestal toilet basin; BATHROOM with three piece suite. (The following being private living accommodation): Rear LANDING; KITCHEN 2.8m x 2.5m with fitted base and wall units incorporating steel sink; BEDROOM 4.4m x 4.0m; BATHROOM with three piece suite.

**Second Floor:** Three BEDROOMS 4.4m x 4.0m (both maximum); 4.2m x 3.8m with velux and gable windows 6.7m x 4.4m with velux roof light.

*The accommodation extends to approx. 376.5sq.m./4,052 sq.ft. on three floors (gross internal).*

**Externally:** Small side YARD AREA with parking for one car and external store. Emergency stairs from first floor.

**Rates:** Public House: RV £10,500 The Uniform Business Rate is 40.7p in the £ and the amount payable for the current financial year (2010/11) is £4,263.50. 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 No: PL0205. Trading Hours: Monday – Thursday 10 a.m. – 12.30 a.m. Friday – Saturday 10 a.m. – 1.30 a.m. 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: £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: 13 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.