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CHARTERED SURVEYORS

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



**BREEZE BAR,
11 SWADFORD STREET,
SKIPTON, BD23 1RD.**

- * Town centre bar in prominent central location *
- * Single open plan trade area with toilets/cellars below and private living accommodation over *
- * Large 'garden'/yard area at rear (smoking area) *
- * Prominent central location – would suit alternative uses (subject to appropriate consents) *
- * **PRICE £300,000 (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)

For many years trading under the title 'Chews Bar' **BREEZE BAR** is a town public house in the modern style – a single open plan trade area at ground level with Ladies' and Gents' Toilets (plus cellars etc) to the basement. On two upper floors there is self-contained private living accommodation (potential to convert to two units).

Swadford Street is one of the main shopping streets in the town situated just to the bottom end of the High Street and close to its junction with Keighley Road at Caroline Square. A pedestrian crossing delivers potential customers direct to the front door. Nearby traders include Westgate (former Sunwin-Co-op) Department Store, Post Office, Age Concern, Subway etc.

The premises are ideally suited for on-going trade as a freehouse or would suit alternative uses – subject to appropriate Planning Consent(s).

Accommodation:

Ground Floor: ENTRANCE LOBBY.

BAR, 12.2m deep x 8.3m wide (average). Corner timber bar counter and with part timber panelled walls. Raised seating area to rear.

Rear ENTRANCE VESTIBULE (access to yard/smoking area).

WC facility for the Disabled.

Lower Ground Floor:

LADIES' and GENTS' TOILETS; BEER CELLAR, 6.2m x 4.6m; BOTTLE STORE, 3.3m x 3.1m; STORE, 5.5m x 2.9m; OFFICE, 3.3m x 2.1m.

First Floor: LANDING; KITCHEN, 4.3m x 2.7m having tiled walls and non-slip floor. Double steel sink and with extractor hood. INNER LANDING with STORE off, 3.5m x 1.9m. Three BEDROOMS, 3.8m x 3.8m; 4.8m x 3.5m (both maximum); 3.5m x 3.5m – one with en-suite Shower. OFFICE, 3.4m x 2.5m; STORE, 2.2m x 2.1m; BATHROOM with three piece suite.

Second Floor: STORE, 7.2m x 5.3m with dormer and velux windows. Two BEDROOMS, 2.6m x 2.4m (with dormer and store off) and 3.3m x 2.4m (store off). BATHROOM with three piece suite.

The accommodation extends to 116.0sq.m (1,250sq.ft) on each of ground and first floors with a further 80.6sq.m. (868sq.ft) at second floor – total 312.6sq.m/3,368sq.ft. (all areas approximate and gross internal).

Externally: Paved rear YARD.

Rates: RV £15,750. The amount payable for the Current financial year (2010/2011) is £6,410.25 and the Uniform Business Rate is 40.7p in the £. The living accommodation has been placed in Band B 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 (PL0219). Trading Hours: Monday/Thursday 11am/12.30am; Friday/Saturday 11am/1.30am; Sunday 11am/12.30am.

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

Tenure: Freehold. Vacant possession on completion.

Price: £300,000 – 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

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.

