

REGULATED BY RICS

**WESTLAKE & CO**  
CHARTERED SURVEYORS

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



**THE ALBERT,  
CHURCH STREET,  
ILKLEY, LS29 9DS**

- \* Characterful lock-up public house premises presently with trade areas on two levels \*
- \* Prominent position fronting main A65 through route \*
- \* Centrally located in affluent town \*
- \* Enclosed yard at rear with outbuilding/store \*
- \* Potential for alternative use (subject to appropriate consent) \*

**\* PRICE £250,000 (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)**

Dated 1709 (Grade II Listed) **The Albert** is one of Ilkley's oldest properties – an attractive and characterful building with many fine features including mullion windows and carved string course externally, the accommodation incorporating beamed ceilings and, to the main bar area, a magnificent Inglenook fireplace. There are two trade areas on ground level (toilets at the rear) with further former trade areas plus kitchens/stores over.

To the rear there is an enclosed and part covered yard area with separate detached store building (beer cellar).

The sale of **The Albert** represents a rare opportunity to acquire freehold licensed premises within Ilkley town centre – a property that may be considered suitable for a variety of alternative uses (subject to appropriate consent).

### **Accommodation:**

**Ground Floor:** ENTRANCE VESTIBULE; BAR 7.9m x 4.6m. Stone Inglenook fireplace to side and with exposed stone to wall and part stone flag floor. Beamed ceiling. Bar counter to rear.

LOUNGE 7.0m x 3.8m. Exposed stone to walls and with cast iron fireplace.

Rear LOBBY with LADIES and GENTS TOILETS plus CLEANERS CUPBOARD.

**First Floor:** LANDING AREA; POOL ROOM 6.3m x 3.8m. Beamed ceiling and with stone fireplace to side; BAR 6.1m x 4.6m having beamed ceiling and with corner bar counter; KITCHEN 3.5m x 2.4m; OFFICE 2.7m x 2.3m; two STORES 2.5m x 1.4m, 2.1m x 1.6m.

*The accommodation extends to approx. 100 sq.m./1,070sq.ft. on each of ground and first floors (gross internal).*

**Externally:** Decker YARD AREA, part covered. Detached single storey stone building providing STORE 3.5m x 2.4m (average) plus BEER CELLAR 3.4m x 2.7m.

**Rates:** RV £13,600. The Uniform Business Rate is 40.7p in the £ and the amount payable for the current financial year (2010/11) is £5,535.20.

**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/PRA1172.

**Permitted Trading Hours:** Monday/Tuesday: 11am/11pm; Wednesday/Saturday 11am/1am; Sunday midday/12.30am.

**Tenure:** Freehold – vacant possession on completion.

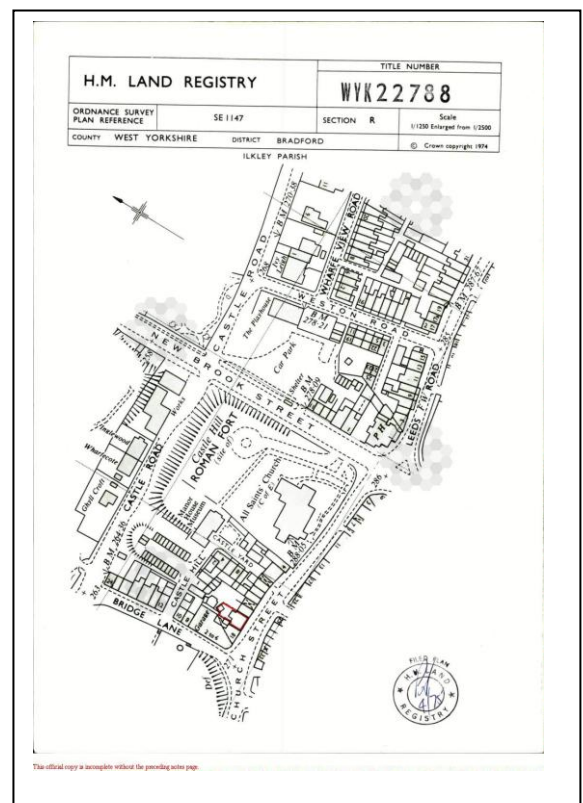
**Planning:** Interested parties should direct their enquiries to the Planning Office at Bradford MDC – 01274 433806.

The premises are Grade II Listed.

**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: 12 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.