

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

**ATTRACTIVE 'NEIGHBOURHOOD'
PUBLIC HOUSE PREMISES
FOR SALE
FREEHOLD – VACANT POSSESSION**



**THE WILLOW TREE,
ILKLEY ROAD,
RIDDLESDEN, KEIGHLEY, BD20 5PN.**

- * Charming 'locals' public house in centre of large well established community *
- * Quality property with two trade areas at ground level plus first floor function room *
- * Excellent private living quarters on two upper floors *
- * Undoubted opportunity to acquire a potentially sound traditional freehouse business *

*** PRICE £235,000 (OFFERS) ***
(The purchase price is subject to VAT)



**The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT
Telephone: (01756) 748100 Fax: (01756) 748104**

Email: info@westlakeandco.co.uk www.westlakeandco.co.uk

Particulars

(Information provided is for guidance purposes only – interested parties should satisfy themselves as to the accuracy of all details given)

The Willow Tree is an attractive and quality property, stone built under a pitched slate roof, incorporating sawn stone window surrounds/mullions and for many years a favourite 'locals' hostelry. Trade areas at ground level stand either side of a central bar servery, with toilets and small kitchen to the rear.

To the first and second floors there is excellent living accommodation with superb distant views across the Aire Valley – and the latter capable of expansion through incorporation of the adjoining former function room.

The property is situated in the centre of Riddlesden – an established and densely populated suburb of Keighley and with no significant competition for trade. The sale of these premises represents a superb opportunity to acquire a characterful freehouse and potentially sound business.

Accommodation:

Ground Floor: ENTRANCE PORCH/LOBBY; BAR, 6.9m x 6.8m overall with upholstered seating to perimeter, half timbered wall features and ceiling beams plus bar servery. Brick fireplace. GENTS' TOILETS; LOUNGE, 9.3m x 4.8m having stone fireplace at side and with bar servery plus some fitted seating; LADIES' TOILETS; KITCHEN, 4.0m x 2.0m having tiled floor and walls.

Lower Ground Floor: BEER CELLAR, 5.1m x 4.6m.

First Floor: LANDING; FUNCTION ROOM, 7.6m x 5.2m with some fitted seating to perimeter; separate WC and wash basin.

Private Quarters: KITCHEN, 3.6m x 2.3m with fitted base and wall units incorporating steel sink; SITTING ROOM, 4.7m x 3.5m open at rear to DINING ROOM, 5.5m x 3.6m.

Second Floor: LANDING with STORE off. Three BEDROOMS, 5.0m x 3.3m; 4.0m x 3.4m; 4.2m x 2.4m; BATHROOM with three piece suite.

The accommodation extends to approx. 315.0sq.m./3,400sq.ft. on three floors (gross internal).

Externally: Forecourt SITTING OUT AREA, paved. Side YARD, paved and part covered to provide SMOKING AREA. STORE off. Private SUN TERRACE at rear (access from first floor private quarters).

Rates: Public House: RV £8,100. The Uniform Business Rate is 40.7p in the £ and the amount payable for the current financial year (2010/11) is £3,296.70. 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.

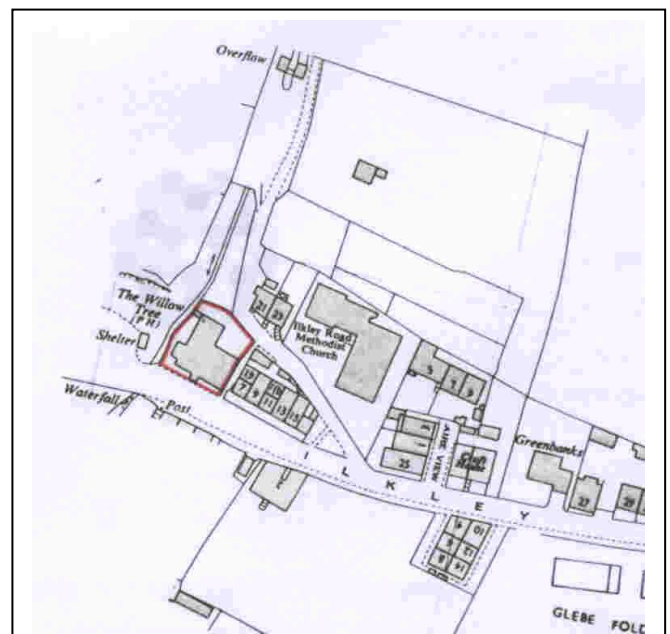
Licence: Premises Licence (BD/PRA1038) – permitted trading hours: Monday – Sunday 11am/12.30am.

Price: £235,000 – offers.

The purchase price will be subject to V.A.T.

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

Date of preparation: 8th 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.