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VILLAGE CENTRE PUBLIC HOUSE PREMISES

FOR SALE

FREEHOLD FREE OF TIE



**THE WHITE LION, BURNLEY ROAD
MYTHOLMROYD HX7 5LN**

- * Prominent village centre public house premises with private living quarters *
- * Fronting main A646 through route and bordering on Rochdale canal at rear *
- * Bar, Snug and Games Room accommodation at ground level with kitchen and extensive stores *
(Suit restaurant use (subject to appropriate planning consent – if required))
- * Large adjoining Car Park (Local Authority unrestricted) and with patio/smoking area to side *

PRICE SUBSTANTIALLY REDUCED £185,000 (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 White Lion is a traditionally styled 'neighbourhood/roadside' public house situated in the centre of this attractive and popular village, fronting the busy A646 (Halifax/Hebden Bridge) Road. With open plan bar/snug at ground level plus separate games room the premises are ideal for either a continuation of public house or alternatively restaurant use – the latter possibly capitalising on extensive storage areas at the rear (prep/dry store areas etc.). Toilets are housed within a modern single storey extension combined with entrance to the side.

To the rear of the trade areas there are large cellerage/store areas (in part at ground level at the rear and with good loading/delivery access) with potential for conversion to preparation/catering accommodation.

The property benefits from enlarged adjoining car park (third party property), with a sunken patio/'garden' area to the side, overlooking the Rochdale canal to the rear.

To the first floor there are three bedroom private quarters – entirely self contained, having external access to the side.

Accommodation:

Ground Floor: SIDE ENTRANCE VESTIBULE with tiled floor leading to INNER LOBBY.

LADIES and GENTS TOILETS.

BAR 10.7m x 5.0m overall with some upholstered seating and having bar servery to rear.

SNUG 4.0m x 2.8m, open to the bar.

GAMES ROOM 4.9m x 3.6m with some timber panelling and timber floor. Bar service hatch. Side Entrance to patio/'garden' area.

KITCHEN 3.7m x 2.4m with vaulted ceiling, steel sink unit and extractor fan.

REAR STORE/DELIVERY AREA 7.0m x 3.5m with loading doors and access to cellar.

BEER CELLAR 7.6m x 3.1m with vaulted ceiling and having STORE over (accessible via delivery area) 7.9m x 3.1m (partitioned into three areas and with gas boiler).

First Floor (accessible either internally or externally via stairs at side): LANDING. DINING KITCHEN 3.1m x 2.8m. Fitted base and wall units incorporating steel sink. Gas heating boiler. SITTING ROOM 5.2m x 4.6m. BEDROOM 4.0m x 3.6m. BEDROOM 4.9m x 2.7m. BEDROOM 3.3m x 3.3m. BATHROOM with panelled bath and vanity unit. SEPARATE W.C. and wash basin.

The accommodation extends to 184.5 sq.m (1,986 sq.ft) on ground level with a further 134.4 sq.m (1,446 sq.ft) on the first floor – total. 318.9 sq.m (3,432 sq.ft) – all areas approximate and gross internal.

Externally: Enclosed patio/garden 'area' to side (accessed from games room) paved and with access at the rear to canal towpath.

The premises benefit from the general availability of the large adjoining Local Authority car park (surfaced/marked for approx. 30 vehicles).

Rates: RV £6,250 (Effective April 2010). The living accommodation has been placed in Band A for Council Tax purposes. (Source: Calderdale Council – 01422 357257).

Services: All mains services are believed to be available and installed. None of the services/installations have been tested.

Trade Furnishings and Equipment: Please note that trade furnishings and equipment are not included in the sale. 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. Trading Hours: Monday/Tuesday: 11a.m/11.30p.m., Wednesday/Thursday 11a.m./12.30a.m., Friday/Saturday 11a.m./2.30am; Sunday mid-day/12.30a.m.

Planning: Existing use is understood to be that of a public house (Use Class A4). Ordinarily change of use to a restaurant (Use Class A3) should be permissible without the need for consent although interested parties are advised to make enquiries via Calderdale Council (01422 392229).

PRICE SUBSTANTIALLY REDUCED £185,000 (OFFERS) (freehold)

The purchase price will be subject to VAT.

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

Details prepared 03.06.10



Side Elevation across adjoining (Local Authority) car park