

FREEHOLD

0.5 ACRE SITE IN WEST YORKSHIRE

Colliers
INTERNATIONAL



Shoulder of Mutton, 30 Otley Road, Baildon, BD17 7QA

- Main road frontage
- 50 space car park
- 0.5 of an acre site
- Potential for alternative uses STP

CONTACT US

Strictly by prior appointment
with Colliers International, through:

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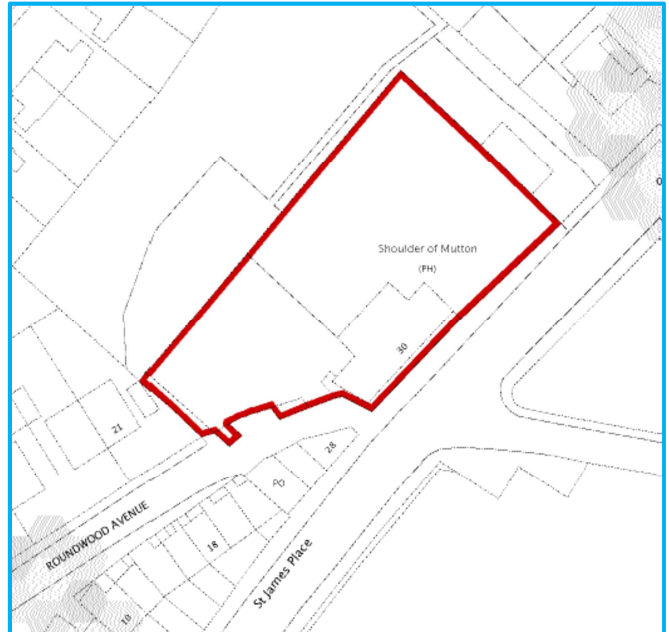
Property Ref: 20292

Colliers International
15-16 Park Row
LEEDS
LS1 5HD
+44 113 200 1800

www.colliers.com/uk/leisure

GUIDE PRICE £300,000

Shoulder of Mutton, 30 Otley Road, Baildon, BD17 7QA



LOCATION

The property is located midway between Baildon and Guiseley on the A6038. The Marriot Hollins Hall Hotel and Golf course is situated ½ mile north, other surrounding property is mainly residential with some roadside users nearby.

DESCRIPTION

A two storey property of stone construction with slate roof. There is single storey extension to the rear, a large car park for 50 cars and a beer garden.

ACCOMMODATION

Ground Floor

The front entrance leads into a large rectangular open plan trade room with bar, catering kitchen, customer toilets. There is a rear entrance onto the car park and another onto the beer garden. There is approximately 1800 sq ft of space (GIA) on this floor.

First Floor

A manager's flat comprising: 3 bedrooms, living room, kitchen and bathroom.

Basement

Ale cellar and stores.

PLANNING

All enquires regarding planning matters should be directed to the local authority; Leeds City Council 0113 222 4444.

LICENCES

The property will be sold with the benefit of a premises licence.

RATEABLE VALUE

The premises are recorded on the 2010 Valuation List as having a rateable value of £22,000.

TENURE

Freehold.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded. Those fixtures and fittings, save third party items, left in the property on completion will be assumed to have been abandoned and there is no requirement for these to be removed by the Vendor.

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

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VAT

VAT, if applicable will be payable in addition to the purchase price.

VAT & CONVERSION OF A COMMERCIAL BUILDING TO A RESIDENTIAL DWELLING

As of June 1 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: *Certificate to disapply the option to tax: Buildings to be converted into dwellings etc.* Colliers can provide this form if required. The HMRC suggests all parties completing this certificate read: *Notice 742A Opting to tax land and buildings.* A copy can be found at www.hmrc.gov.uk.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

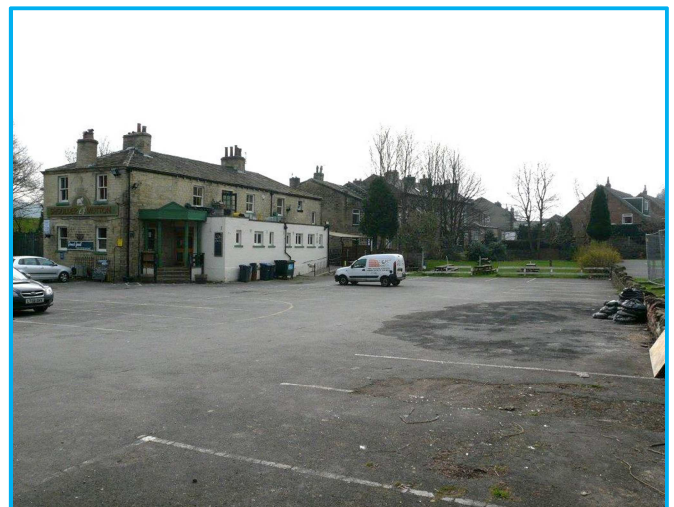
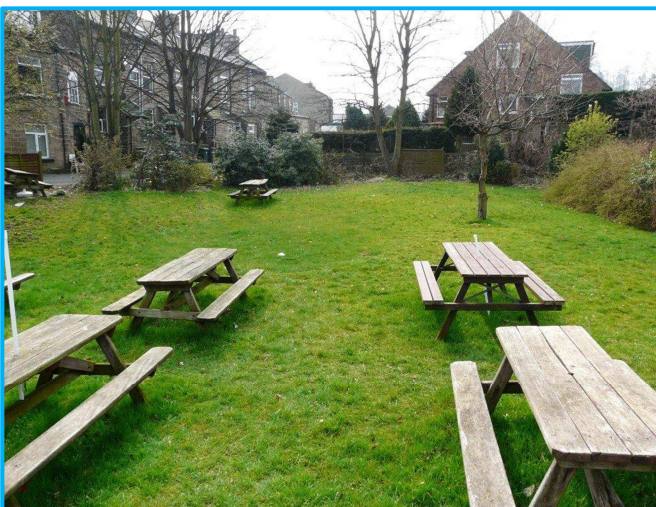
ENERGY PERFORMANCE CERTIFICATES

Please refer to our website.

FURTHER INFORMATION AND VIEWING

All viewings must be made by appointment through sole agents, Colliers International.

Not what you're looking for? Why not visit our website at www.colliers.com/uk/leisure and view details of other properties we are marketing.



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