



Omnibus

West End, Queensbury, Bradford, West Yorkshire BD13 2DP

Tenure

To Let

Price

Nil Premium

- New FREE of TIE lease
- Characterful Open Plan Bar
- Community 100% wet led Pub
- Main Road village location
- 3 Bed private accommodation



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Location

The Omnibus is situated on the A647 Bradford to Halifax main road. It is in a residential area which forms part of the large village of Queensbury approx. 1/2 a mile southwest of the central area

Queensbury is one of the highest villages in England at 1100ft above sea level and is located 3 miles north of Halifax and 5 miles west of Bradford.

Description

A 2 storey stone built detached property under a pitched stone roof covering. It has the benefit of UPVC doubled glazed windows.

There is a tarmac area to the left which is part utilised for parking and par for external seating.



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Trade

The Omnibus operates as a 100% wet based Community Pub. It has been operated under a free of tie lease for many years, as such no trading information is available.

There is potential to capitalise on the main road prominence and large catchment population.

Interested parties must make their own assessment of the trading potential of the business.

Accommodation

Ground Floor

This is a compact community pub with plenty of character. The single open plan trade area is divided into 4 "zones" each with its own character and trading style. There is a mixed stone flagged and timber floor, stone chimney breast with cast iron stove and various sections of fixed bench seating. The timber servery is to the rear right side.

Ancillary accommodation includes ladies and gent's toilet and a cleaner's store

First Floor

3 double bedrooms, sitting room, kitchen and bathroom

Basement

Beer store

Tenure

Leasehold.

A new Free of Tie Lease is offered for a term of 20 years on Full Repairing & Insuring terms.

Rent will be £20,000 per annum subject to 5 yearly rent reviews and RPI increases collared at 2.5% and capped at 5%.

Six months rental deposit will be required along with an amount equivalent to the VAT on rent and Deposit.

Minimum Capital Required

The following is a guide on estimated incoming's needed to secure the premises working of a guide rent of £20,000.

Rent Deposit	£10,000
1st Quarter Rent	£ 5,000
Plus amount equivalent to VAT	£ 3,000
Legal Fees	£ 1,500
Stamp Duty	£ 3,000
Total	£ 22,500 *

* This excludes the purchase of the Fixtures & Fittings. It is only an estimate and subject to change, pending final terms agreed.

Planning

Omnibus is not a listed building and does not lie in a Conservation area.



Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on/off the premises:

Monday to Thursday	10.00 am to 12.00 am
Friday & Saturday	10.00 am to 01.00 am
Sunday	12 noon to 10.30 pm

Live Music:

Monday to Thursday	10.00 am to 12.00 am
Friday & Saturday	10.00 am to 01.00 am
Sunday	12 noon to 10.30 pm

Recorded Music

Monday to Thursday	10.00 am to 12.30 am
Friday & Saturday	10.00 am to 01.30 am
Sunday	12 noon to 11.00 pm

Business Rates & Council Tax

The property is in an area administered by Bradford Council. The 2023 Rateable Value has been assessed at £3,700. 100% small business rates relief might apply to this property.

The domestic accommodation is within Band B for council tax purposes.

Services

We are informed that the property benefits from all mains services, gas central heating and CCTV.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

EPC

The property has an EPC rating of C

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



Viewing

Strictly by appointment only through Fleurets North Office.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

For further information please log onto **fleurets.com** or contact:

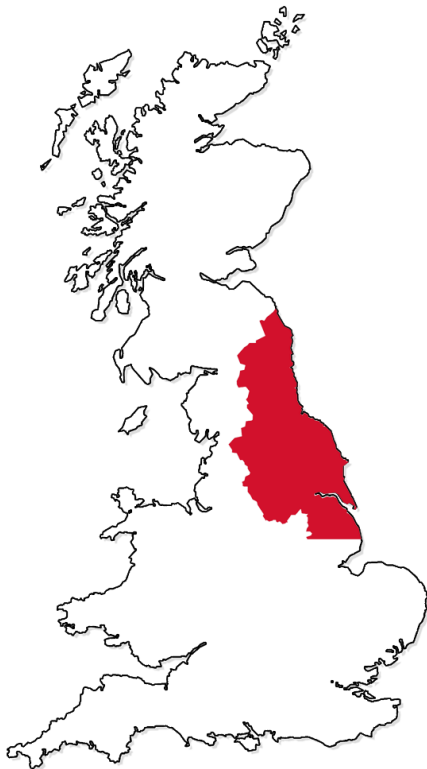
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