



Travellers Rest

44 Leeds Road, Windhill, Shipley, West Yorkshire BD18 1BX

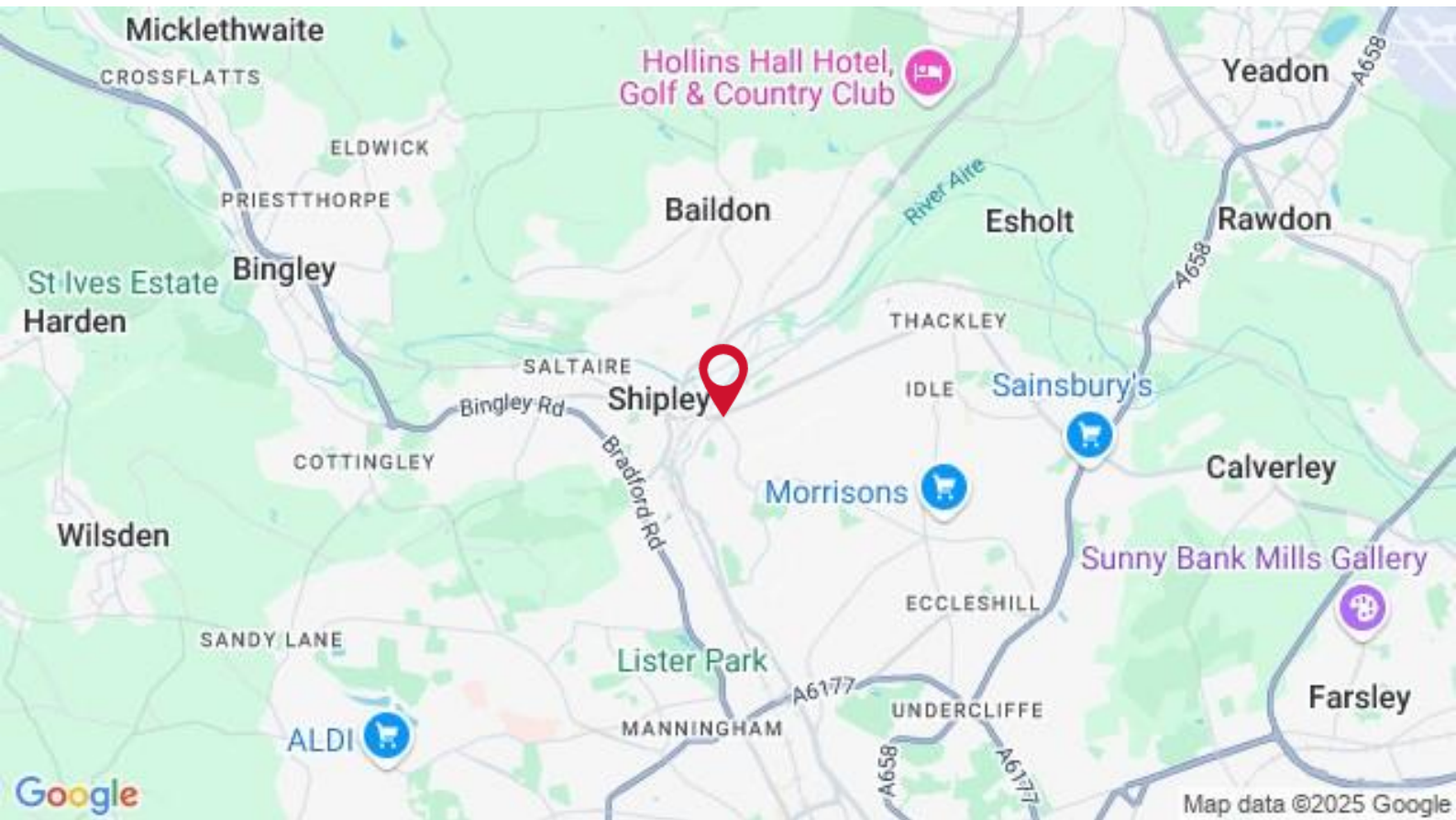
Tenure

To Let

Price

Nil Premium

- Busy Main Road Position
- Traditional open plan Bar & Pool Room
- 3 Bed Private accommodation
- 100% wet trade
- FREE of TIE lease



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Location

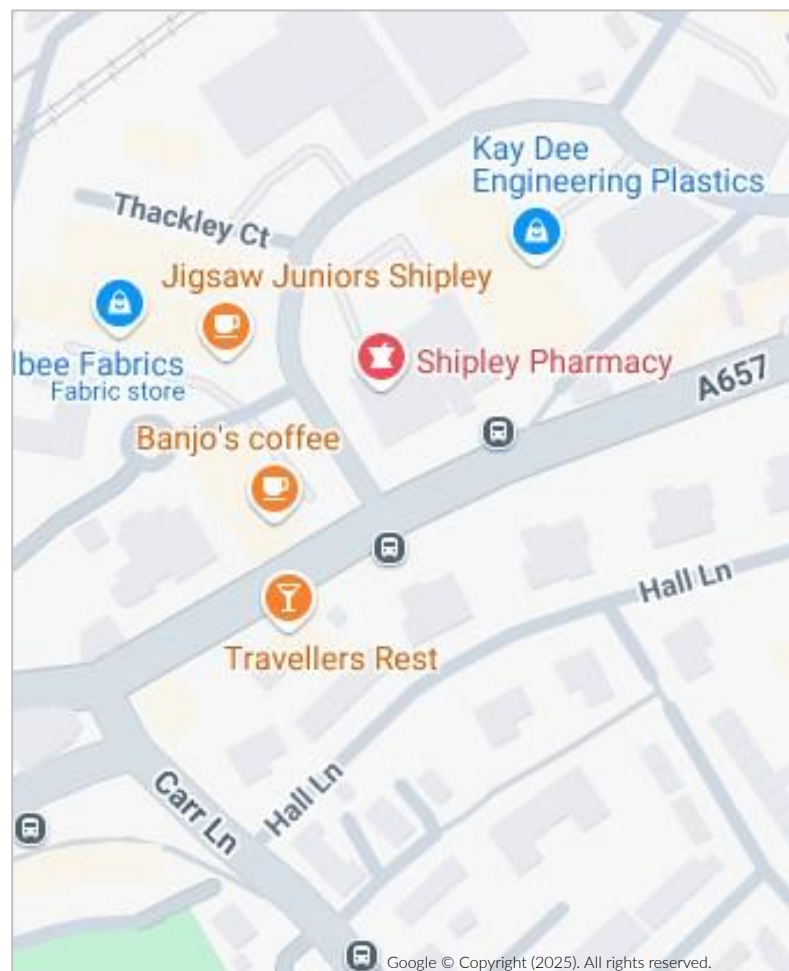
The Pub is located on the busy A657 main road, close to its junction with the B6149 and Carr Lane. It is approx. ½ mile east of Shipley Town Centre in a well populated mixed commercial and residential area.

Shipley is a former mill town connecting Bradford c.3m south with Baildon and Bingley to the north and northeast.

Description

A 2 storey stone built semi detached property with painted and part rendered front elevation under a pitched stone roof covering. It has a single storey flat roofed section to the left side and rear. The property is built slightly into the hillside with the ground level being at first floor height at the rear.

To the left side is a car park for 6 cars and to the front there is a patio area sufficient for 9 picnic benches.



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Trade

The Travellers Rest 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. A food offer could also be added for eating in or delivery.

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

Accommodation

Ground Floor

The front entrance leads into the main trade room via a porch.

The Main Bar has fixed bench seating, a DJ booth and a recessed servery to the back wall. There is a separate Pool Room to the left side with seating for 16.

Ancillary accommodation includes: Ladies & Gents customer toilets, a disused Catering Kitchen and upland beer store and a general store.

First Floor

3 bedrooms, sitting room, bathroom and kitchen.

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 ingoing'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

The Travellers Rest 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	12.00 noon to 10.30 pm

Performance of dance, live music and recorded music.

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

Business Rates & Council Tax

The property is in an area administered by Bradford Council. The 2023 Rateable Value has been assessed at £5,250. 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, CCTV and a burglar alarm.

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:

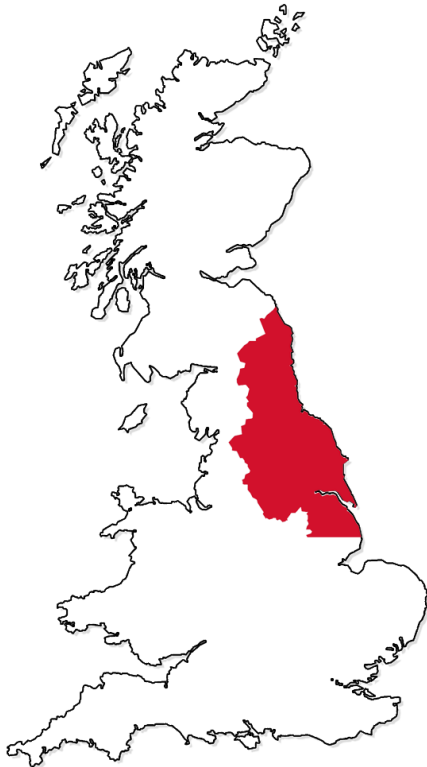
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