



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

SOCIAL CLUB & STEWARDS FLAT

**ACKROYD STREET WMC,
SOUTH PARADE, MORLEY, LEEDS, LS27 8BW**

766.53 m² (8,250 sq ft)

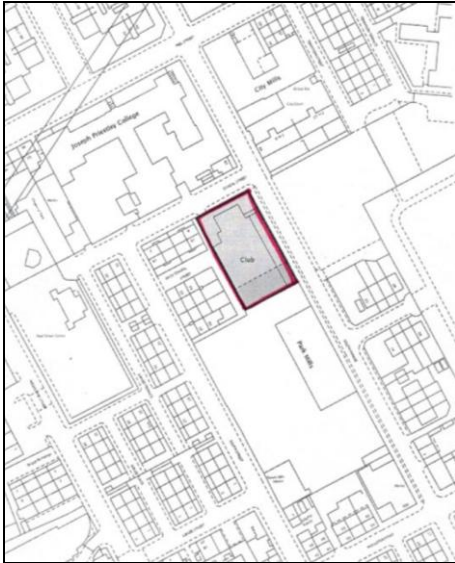


- Available with vacant possession
- Of interest to investors, occupiers and developers
- Substantial former club with 3 bedroom stewards flat
- Prominent accessible position 0.25 miles to the south west of Morley town centre

0113 2348999

Location

The premises are located fronting the west side of South Parade at its junction with School Street approximately 0.25 miles from Morley town centre within an area of mixed land use including modern commercial, residential and nearby developments.



Description

The former social club premises comprise a series of adjacent and interconnecting single storey stone and brick buildings under pitched blue slate and partly flat roofs and an adjacent two storey and cellar stone building including first floor stewards flat with separate access off School Street.

The accommodation is summarised as follows:-

Description	M ²	(sq ft)
SS concert room, bar & office	340.04	(3,660)
Bar, lounge & main entrance	182.19	(1,961)
Snooker & games room	156.01	(1,679)
Kitchen & utility	27.62	(297)
First floor 3 bedroom stewards flat	60.67	(653)
Total Gross Internal Floor Area	766.53	(8,250)*

*excluding cellar stores and secure areas of 176.72m² (1,902 sq ft)

The premises occupy a total site area of 0.25 acres approx

Services

Mains electricity, gas, water and drainage are connected to the property. The property has electrical and lighting installations, central heating pipes and radiators supplied by central gas fired boiler. Prospective purchasers must satisfy themselves

with regard to the condition and capacity of services and installations.

Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Club & Premises

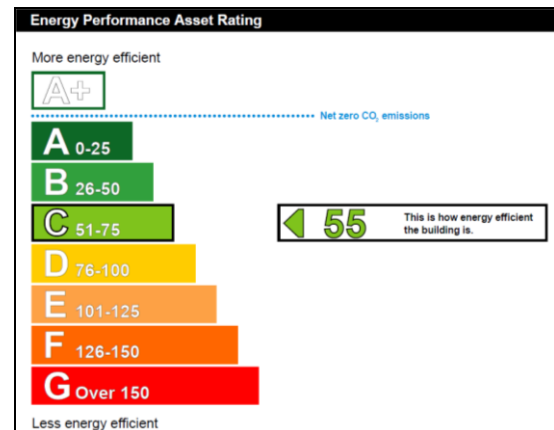
RV £12,250

The National Uniform Business Rate for 2017/18 for assessments below £51,000 is 46.6p in the £. Small businesses that occupy properties with a rateable value of £12,000 or less can benefit from 100% business rates relief.

Tenure

Freehold.

Energy Performance Certificate



Price

Offers in excess of £300,000.

VAT

The purchase price is exclusive of VAT, if applicable.

Legal Costs

Each party is responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2341/A/S
May 2017

Subject to Contract



Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.