



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

CLUB/LICENSED PREMISES CLOSE TO HONLEY CENTRE

**HONLEY SOCIALIST CLUB & INSTITUTE,
JAGGAR LANE, HONLEY, HOLMFIRTH,
WEST YORKSHIRE, HD9 6BT**

493m² (5,310 sq ft) on 0.425 acres



- Long established club/licensed premises within walking distance of Honley village centre
- Located in a principally residential area and suitable for a variety of commercial, leisure and/or residential uses (STP)
- Benefitting from early vacant possession & including large rear car park (with development potential, STP)

Seeking Best & Final Offers by noon on Wednesday 16 November 2022

0113 2348999

Location

Honley Socialist Club & Institute fronts Jaggar Lane, which is only a short distance off the main Westgate. Westgate is the main road leading through Honley village which includes Co-op, Krafty/Punch Bar & Tapas and Dixon & Franks.

Westgate connects to the main A6024 Woodhead Road which links Holmfirth/The Holme Valley with Huddersfield town centre. Honley is approximately 4 miles south east of Huddersfield ring road with Junction 23 (west only) and Junction 24 of the M62 within 3 miles (of Huddersfield ring road).

Description

Honley Socialist Club & Institute comprises a part brick part stone built part three part two storey club/licensed premises under a series of pitched and hipped roofs, with main access off Jaggar Lane.

To the rear of the property, accessed via Moor Bottom, is a large car parking area, which does benefit from a footpath (leading from the car park to the front reception off Jaggar Lane).



Total Site Area 0.17 ha (0.425 acres) or thereabouts

Accommodation

Lower ground floor 83.02m² (894 sq ft)

Comprising changing rooms and shower facilities.

Beer cellar 72.20m² (777 sq ft)

Comprising beer and bottle storage.

Upper ground floor 275.46m² (2,965 sq ft)

Comprising bar, pool/darts room, function room with stage and office.

First floor 62.66m² (674 sq ft)

Comprising disused offices and toilet facilities.

Gross Internal Floor Area 493.34m² (5,310 sq ft)

Services

We are advised the premises benefit from mains water, sewer drainage and electricity in addition to individual appliances including lighting and heating. No tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC

The property has an EPC rating of C (60).

Nom Domestic Rating

We are advised by the Valuation Office website the premises are assessed as follows:-

Club & Premises RV £7,100

The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised the premises benefit from an established consent for use as a club with ancillary uses though could potentially be suitable for conversion or comprehensive site redevelopment for alternative commercial, leisure and/or residential uses (subject to requisite planning).

We are further advised the premises are located just outside the Conservation Area.

Price

Seeking offers in the region of £250,000.

Best and final offers to be submitted to the vendor's agents by no later than noon on Wednesday 16 November 2022.

Proposals offering the club the possibility to remain in occupation of part or offering community benefits will be favourably looked upon.

VAT

The price is quoted exclusive of VAT and VAT to be charged at the appropriate rate, if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2310/A/M
Updated November 2022

Subject to Contract



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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.