



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

INCOME PRODUCING PUBLIC HOUSE WITH LARGE CAR PARK

PARK TAVERN, PARK SQUARE, OSSETT, WEST, YORKHIRE, WF5 0JU

264m² (2,842 sq. ft) on 0.132 acres



- Tenanted public house premises currently generating £18,000 per annum
- Conveniently located between Ossett & Horbury with future redevelopment potential (STP)
- Benefitting from large onsite car park along with external areas

0113 2348999

Location

Park Tavern is on Park Square only a shorty distance off Station Road. Station Toad links Ossett Town Centre with Horbury and into Wakefield City Centre. Wakefield City Centre is approximately 4 miles from Park Tavern and the property is only 2 miles from Junction 40 of M1 in a principally residential area.

Description

Park Tavern comprises a predominantly 2 storey brick built public house under a pitched slate roof. There is a single storey extension to the rear under a flat felt roof.

Internally the ground floor of the property benefits from a bar area including customer WC's along with a pool room (in the single storey section). The first floor of the premises are presently used as a stewards flat and comprises living room, kitchen, bathroom and bedroom.

Externally the premises benefits from a beer garden area and large tarmac car parking area to the rear. There is a small apron at the front of the building for additional parking/loading.

Total Site Area **0.05 ha (0.132 acres) or thereabouts**



Accommodation

Ground floor	137.08m ² (1,475 sq. ft)
First floor	85.42m ² (919 sq. ft)
Cellars	41.66m ² (448 sq. ft)

Gross Internal Floor Area) 264m² (2,842 sq. ft)

Services

We are advised Park Tavern benefits from mains water, sewer drainage and electricity in addition to lighting. However 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 and/or capacity.

Rating

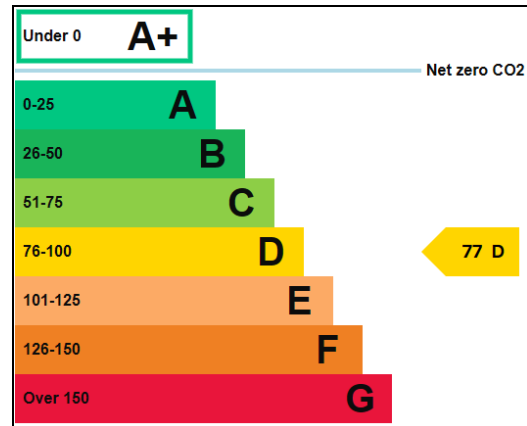
We are verbally advised by Wakefield Council the premises are assessed as follows:-

Public House & Premises RV £4,400

The National Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the local authority, Wakefield Council 03458 506 506

Energy Performance Certificate



Lease Terms

The premises are occupied by way of a 3 year lease from December 2021 at a rent of £18,000 per annum. A copy of the agreement is available upon request.

Price

Seeking offers in the region of £295,000

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

VAT

All rents and prices are quoted exclusive of VAT

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 3572 A M
September 2024

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.