



**UNIT 5 – 295 BRADFORD ROAD,  
BATLEY, WF17 6HY**



**FOR SALE/TO LET**

**Substantial and Modern Former Public Houses/Wedding Venue Opportunity  
Extending to a total of approximately 618.92 sq. m. (6,662 sq. ft.)  
Over 2 levels, having been recently refurbished to a good standard  
Occupying a prominent position directly opposite The Frontier Club**

**PRICE – Offers in the Region of £595,000**

# Unit 5 – 295 Bradford Road, Batley, WF17 6HY

## LOCATION

The property occupies a prominent, slightly elevated site, fronting onto Bradford Road (A652) which is a major arterial route linking Batley to Dewsbury. The building is directly opposite The Frontier Club with its associated car parking and Zucchini's Italian Restaurant. It forms part of a small leisure park and other occupiers include KC Fast Food, The Golden Pizza, Italian Job Pizzeria etc.

## DESCRIPTION

The property comprises a substantial brick built detached 2-storey leisure building which has been utilised as a bar/restaurant at both levels for many years. The building is currently set up as a "wedding hall" and, has been extended at the side to provide additional WC facilities etc.

Externally, the property has the benefit of first floor balconies, supported on brick pillars and to the front is a forecourt providing car parking for approximately 7 vehicles together with car parking to the front of the remainder of the park shared with various occupiers.

## ACCOMMODATION

The premises provide the following approximate gross internal floor areas:-

### Ground Floor

Entrance Area, Main Restaurant/Wedding Hall Area, Beer Cellar, Toilets etc. 313.36 sq. m. (3,373 sq. ft.)

### First Floor

Main Bar/Reception/Wedding Hall Area, Toilets & Office 305.56 sq. m. (3,289 sq. ft.)

**Total Floor Area Approx. 618.91 sq. m. (6,662 sq. ft.)**

## SERVICES

We understand the property benefits from the provision of all main services to include gas, electric, water and mains drainage.

Please Note – none of these services have been tested and prospective purchasers are advised to make their own enquires as to their suitability.

## RATING ASSESSMENT

The property will require re-assessment upon occupation.

The Uniform Business Rate for 2014/2015 is 48.2 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## TENURE

The freehold interest is offered for sale with vacant possession upon completion – subject to contract

## PRICE

Offers are invited in the region of £595,000 – subject to contract.

## RENTAL

Rental upon application

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

The ingoing tenant to be responsible for both parties legal costs incurred.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

B - 45

## VIEWING

Strictly by prior appointment with the sole selling/letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

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**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

(March 2014 – Amended December 2016 – 1359 / MAJB)

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