

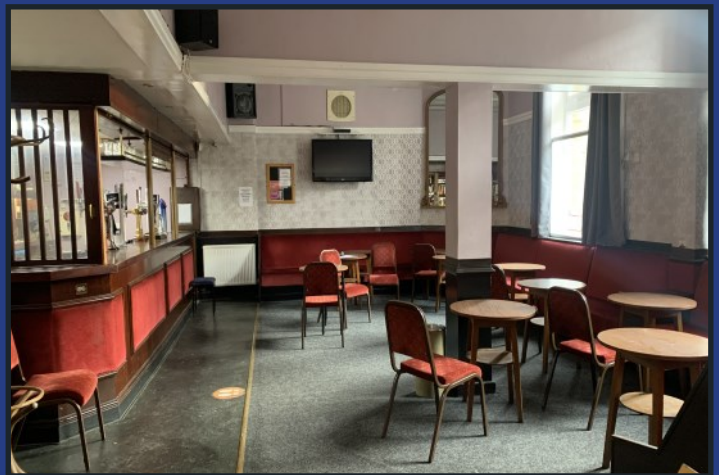
FORMER WORKING MENS CLUB FOR SALE / MAY LET

WITH BAR AND SUBSTANTIAL FUNCTION ROOM



The Railway Club, 19 Station Road, Ossett, WF5 8AB

- 5,520 sq ft / 513 sq m
- Substantial kitchen area in basement
- G.F bar area
- First floor function room with bar and stage
- Ideal for a variety of users



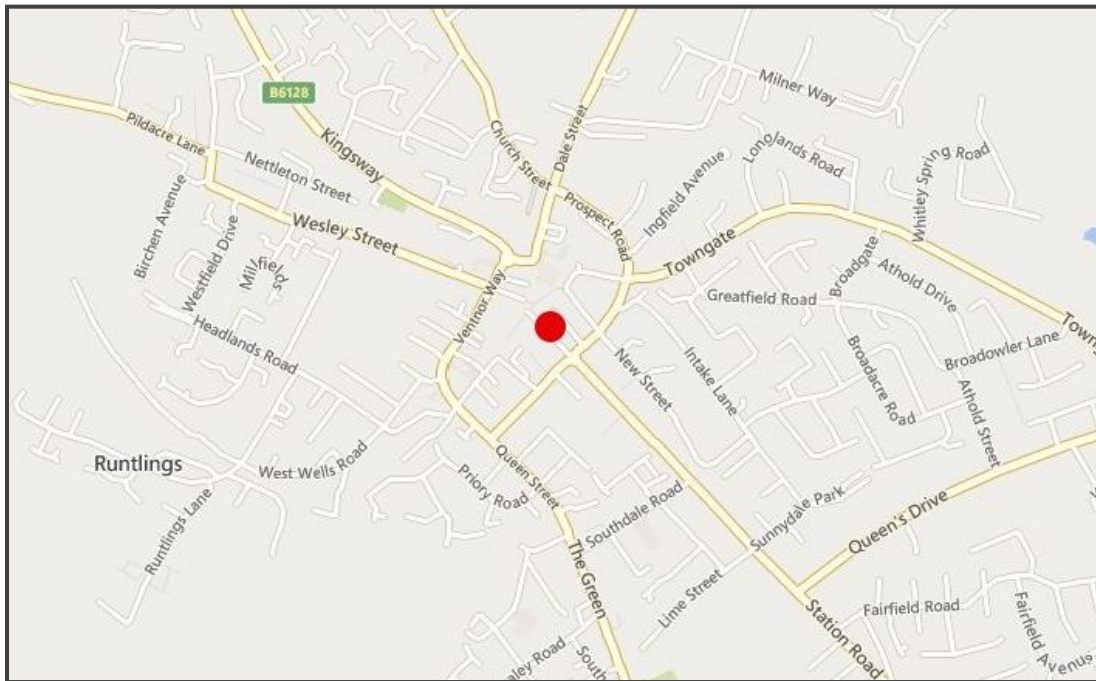
DESCRIPTION

This is one of Ossett's landmark properties occupying a very prominent location fronting onto Station Road and almost opposite a new residential development. This former working men's club offers three floors of very functional and usable space. The lower ground floor in recent times has been used as a commercial kitchen. The ground floor is mainly open plan and has the former bar area with a games room and Wc's off. Stairs lead to the first floor concert lounge with storage and bar area.

These premises could prove ideal for a variety of uses subject to gaining the necessary planning permission.

LOCATION

This is arguably one of Ossett's premium trading locations fronting onto Station Road but very visible from the precinct area too. This is therefore a very accessible location for both neighbouring Horbury and Junction 40 of the M1 Motorway.



SALE PRICE

£315,000

RENTAL

£20,000 per annum

LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be decided.

ACCOMODATION

Ground Floor

Right - 37ft x 29ft = 1,073 sq ft

Includes bar area

Left front - 17ft 8in x 22ft = 388 sq ft

Rear - 15ft 9in x 14ft 3in = 224 sq ft

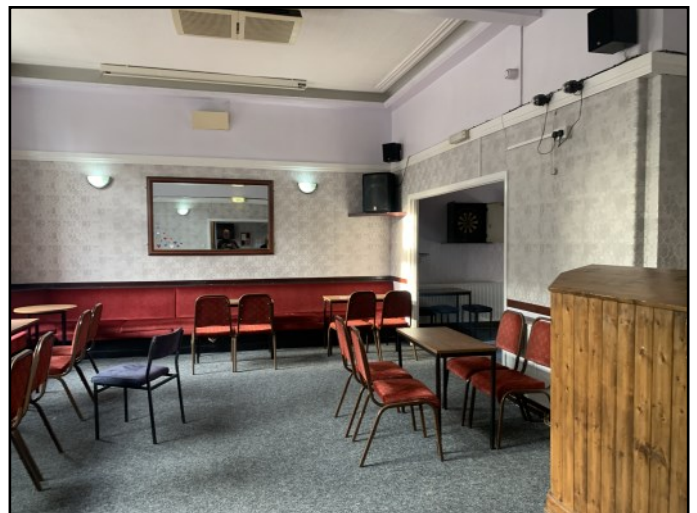
Plus male and female Wc facilities

First Floor

Gross area - 60ft x 32ft = 1,920 sq ft

Lower ground floor - 60ft x 32ft = 1,920 sq ft

Total gross area = 5,520 sq ft



RATES

We understand from the VOA website that the property has a rateable value of £10,000 from 1st April 2023. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

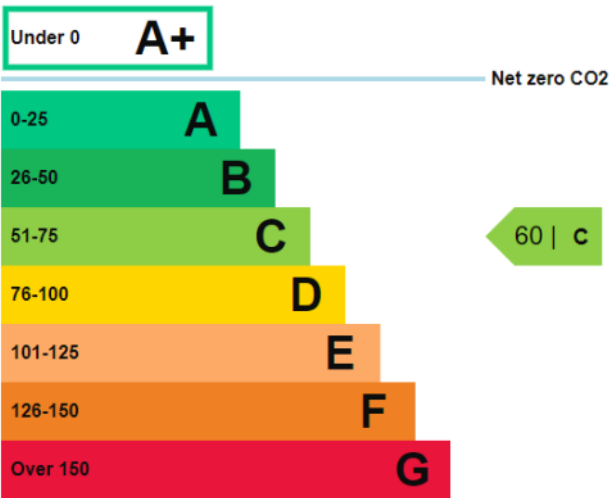
All prices quoted are exclusive of VAT which may be charged in addition at the standard rate where applicable.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated February 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.