

FORMER PUB FOR SALE / MAY LET



The George Inn, Healey Road, Batley, WF17 8BH



- 1,902 Sq Ft (176.7 Sq M)
- Approx 0.23 Acres
- Development potential
- Substantial car park
- Property in need of refurbishment throughout
- First floor 3 bed flat

DESCRIPTION

This substantial property has historically been used as a public house for many years.

The property has the potential for a variety of other uses such as leisure, health centre or restaurant along with potential for development subject to achieving planning consents.

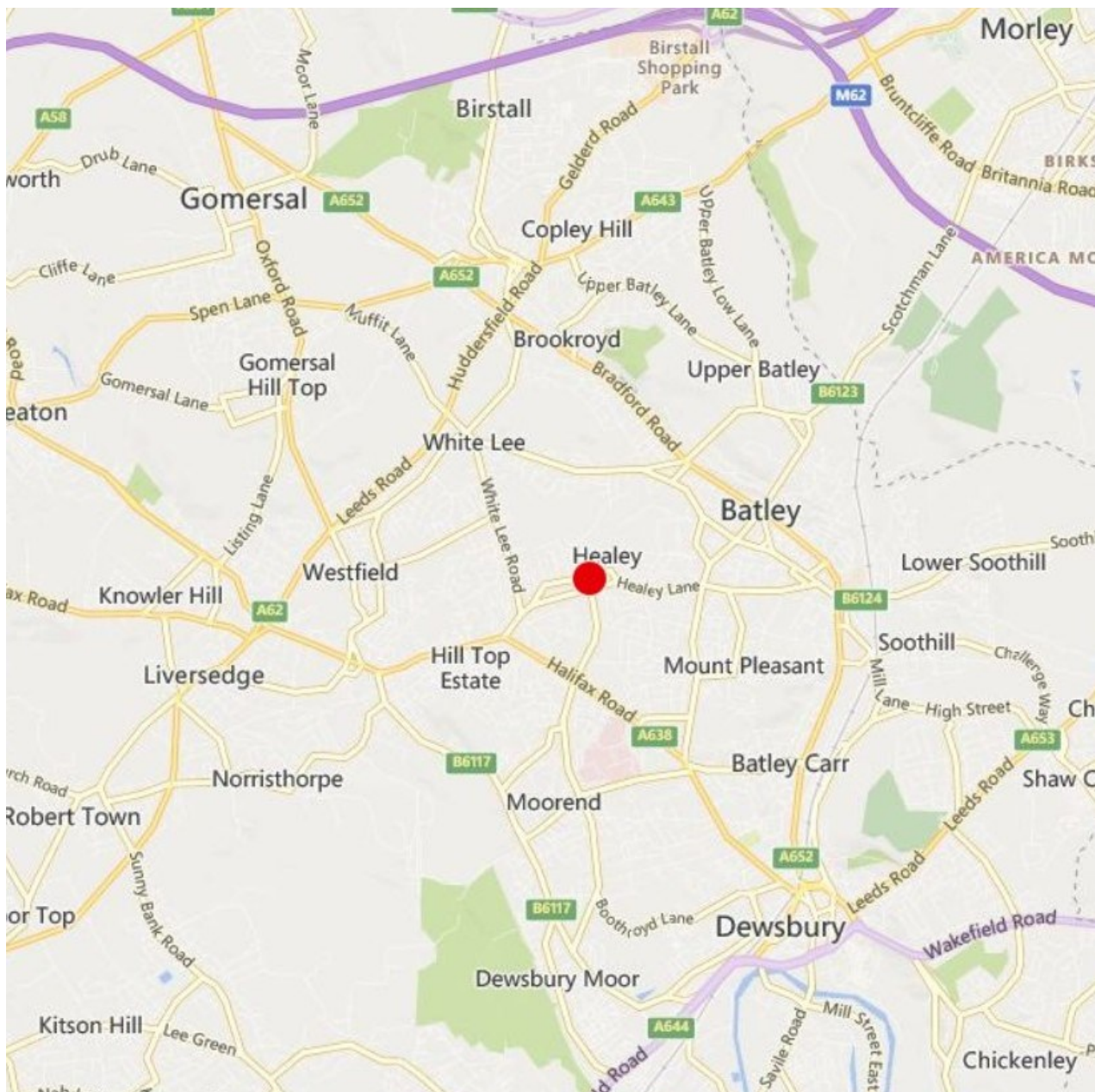
The property includes a spacious ground floor with a first floor 3 bed flat which includes a rear garden.

Please note, the property is in need of substantial refurbishment throughout.

The site includes substantial car park with spaces for approximately 20 cars and totals approximately 0.23 acres.

LOCATION

The property occupies a visible position, situated off Deighton Lane, just a short drive away from the town centre and close proximity to the M62 motorway.



ACCOMMODATION

Ground floor:

Pub - 25ft 4in x 43ft 3in = 1,096 sq ft

Kitchen- 12ft 4in x 15ft 2in = 187 sq ft

plus Wc facilities

First floor flat:

Kitchen - 11ft 11in x 15ft = 179 sq ft

Lounge - 11ft 2in x 6ft 4in = 71 sq ft

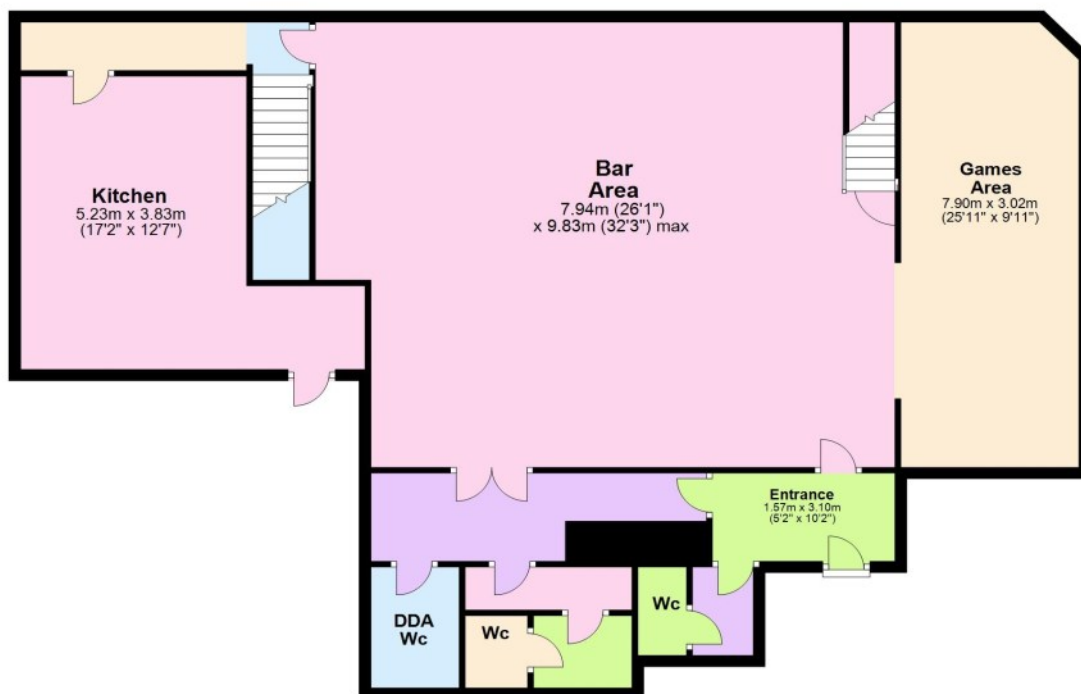
Bedroom 1- 10ft 7in x 14ft 8in = 155 sq ft

Bedroom 2-10ft 9in x 9ft 5in = 101 sq ft

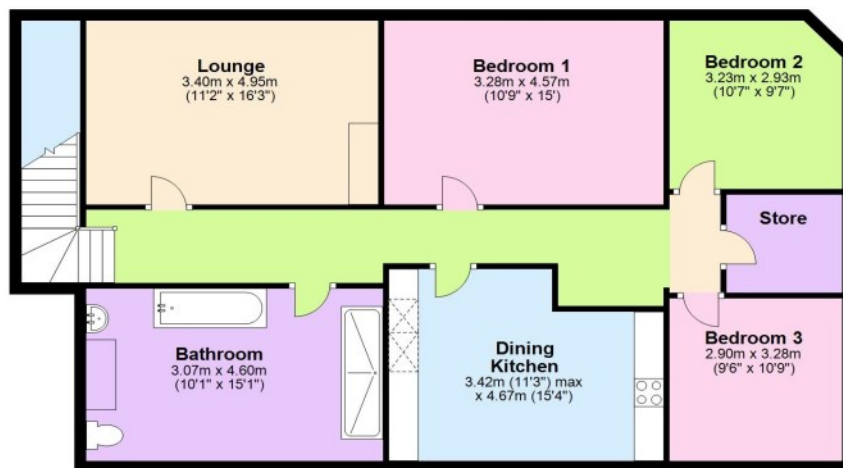
Bedroom 3- 10ft 7in x 10ft 8in = 113 sq ft

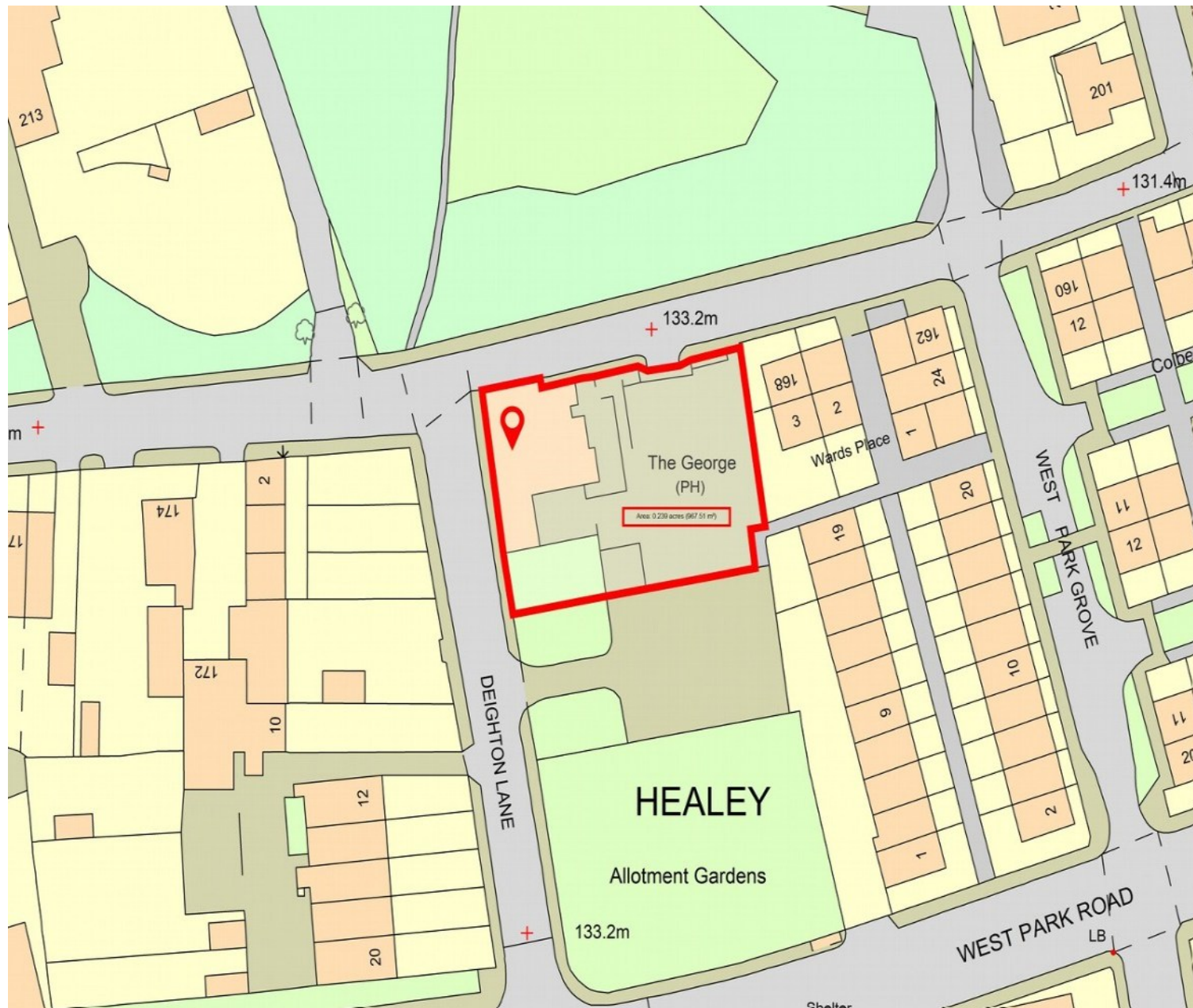
Total Net Internal Area - 1,902 sq ft (176.7 sq m)

Ground Floor



First Floor





SUMMARY

| | |
|-----------------------------|---|
| PRICE | £695,000 |
| RENTAL | £20,000 per annum |
| RATEABLE VALUE | £5,500 |
| SMALL BUSINESS RATES RELIEF | Applicable. For more information please contact the local authority on 01977 727121. |
| COUNCIL TAX | Band A |
| VAT | To be confirmed |
| LEGAL FEES | Each party is responsible for their own legal costs. |
| EPC | TBC |

VIEWINGS & FURTHER INFORMATION



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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 created February 2026 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.