

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE/TO LET

Two Storey Detached
Former Public House & Premises
2,766 sqft (257 sqm)

**Now Suitable for Residential/Commercial Redevelopment
and Conversion (S.T.P)**



GUIDE PRICE - £85,000

GUIDE RENT - £6,000 PER ANNUM EXCLUSIVE

- **Suitable for residential conversion – possibly up to 4 self contained one bedroom flats (S.T.P)**
- **Previously used as a Public House and Premises – benefiting from an A4 (Drinking Establishment planning use) – alternative uses to include A1 (Retail), A2 (Financial and Professional Services) and A3 (Restaurant and Cafes)**
- **Good access to all local amenities**
- **No business rates to pay – subject to qualification****

**THE FORMER VINE TAVERN, HOPE PLACE, KEIGHLEY
WEST YORKSHIRE, BD21 5LJ**

THE FORMER VINE TAVERN, HOPE PLACE, KEIGHLEY WEST YORKSHIRE, BD21 5LJ

Location

The subject property lies approximately 1 mile south of Keighley town centre within an established commercial area. Immediately to the east and south of the property there is the commercial/industrial complex known as Hope Mills. Hope Place and Greengate Road lead into South Street (A629), one of the main arterial routes in the town.

Description

The property offers two storey (plus basement storage accommodation) detached former public house and premises. At ground floor level the accommodation comprises former bar/lounge area and former toilet facilities. Additionally there are a range stores found at basement level. At first floor level there is the former three bedroom self contained residential flat. Both principal floors now offer basic storage accommodation. Externally there is a small yard area and an on-street car parking facility is available.

Accommodation

Internal

Ground Floor

Former bar area and lounge, toilet facilities and ancillary areas
1,076 sqft 100 sqm

First Floor

Former living accommodation now comprising;
4 large store rooms
Former kitchen area
Former bathroom
1,076 sqft 100 sqm

Basement

Former beer cellar and storage accommodation
614 sqft 57 sqm

External

Small enclosed surfaced yard area

Please note the adjoining property known as Hope Mills and development land are also available for sale – please see additional details.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Factory & Premises
Rateable Value: £62,500
Uniform Business Rate for 2020/2021: £0.512

The above Rateable Value includes the adjoining property known as Hope Mills therefore the assessment will need to be reassessed if the properties are let/sold separately.

It is likely that if the property is reassessed for business rate purposes the Rateable value will be at a level that will enable future occupiers/owners to benefit from small business rate relief**. However we must state that this information is to be used for guidance purposes and all business rate enquires should be directed to the Local Authority.

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 the current rates liability.

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

The property was previously used as a Public House and Premises – benefiting from an A4 (Drinking Establishment planning use) – alternative uses to include A1 (Retail), A2 (Financial and Professional Services) and A3 (Restaurant and Cafes).

We are of the opinion that the subject property is suitable for residential redevelopment/conversion (S.T.P).

However we recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Terms

The property is available to let for a period of years to be agreed.

Guide Rent

£6,000 per annum exclusive (based on existing condition)

Guide Price

£85,000

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation. In the event of a sale then each party will be responsible for their own legal costs.



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**Energy Performance Certificate**

Non-Domestic Building



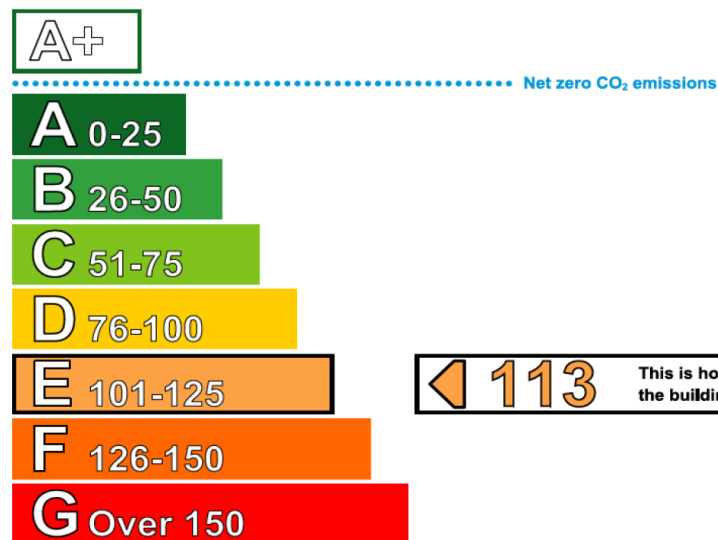
Vine Tavern
Hope Place
KEIGHLEY
BD21 5LJ

Certificate Reference Number:
0960-0532-7779-1095-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 246
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 138.48

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built
108 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.