

Bradford Office

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BD1 5BD
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Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
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Keighley Office

Temple Chambers
Russell Street
Keighley
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01535 600097



FOR SALE

Established 21 Bedroom Hotel Premises together with Substantial Owners/Operators Living Accommodation extending to approximately 9,000 sqft (836 sqm) Spacious Car Park



GUIDE PRICE - £750,000

- Of interest to owner occupiers, established Hoteliers, developers and investors
- Presented to the market place for the first time in over 25 years
- Planning permission granted for the full conversion into residential accommodation (four separate conversion opportunities) together with two 4/5 bedroom new build properties
- Existing Use Class C1 Hotels. Suitable in our opinion for a number of other uses (S.T.P) to include C2, care homes/nursing homes, C4 Houses in Multiple Occupation and a number of other potential uses in Use Class E – restaurants, leisure and medical/health services
- Total site area 0.34 of an acre

DALESGATE HOTEL, 406 SKIPTON ROAD, UTLEY, KEIGHLEY, WEST YORKSHIRE, BD20 6HP

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Location

The subject property is prominently situated on the busy B6265 Skipton Road connecting Keighley with Steeton and beyond. Utley is an extremely popular residential district of Keighley and lies approximately ½ of a mile from the Town Centre. The A629 Aire Valley Trunk Road is only a short drive away which in turn links Keighley with Bradford to the South and Skipton to the North.

Description

Established stone built 21 Bedroom Hotel premises with pitched slate roof construction. There is also owners/operators living accommodation. Spacious car park at the rear and side of the property.

Accommodation

Existing and proposed floor plans are available via the agents

Internal

The principal 21 bedroom hotel accommodation is planned over lower ground, ground and first floors. The 21 bedrooms are all with en-suite facilities, additional residents toilets are found at lower ground and ground floor. The accommodation is complimented by reception, restaurant and residents lounge/bar area, ancillary accommodation to include kitchen, a laundry and storage areas.

Spacious 3 bedroom owners accommodation with separate access is available throughout a small section of the ground and first floor together with the second floor.

External

Enclosed spacious private car park with two vehicular access points together with garage facility

An exciting property opportunity with so much potential

Rateable Value/Council Tax

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: Hotel & Premises
Rateable Value: £15,500
Uniform Business Rate for 2021/2022: £0.499

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.

We have further been informed via the Valuation Office Agency Website that the subject property falls within **Council Tax Band A**

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

Planning permission has been granted for Change of Use of existing hotel and premises into four substantial residential dwellings together with the construction of two new 4/5 bedroom dwellings on part of the existing car park. Planning reference number 20/02158/FUL

<https://planning.bradford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QBNNODDH01L00>

Additional planning documentation to include floor plans and site plans are available via the agent.

We do however 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

Guide Price

£750,000

VAT

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

An exciting property opportunity with so much potential

EPC

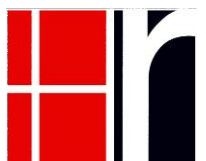
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3475-6843-3017-2776-1441>

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

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