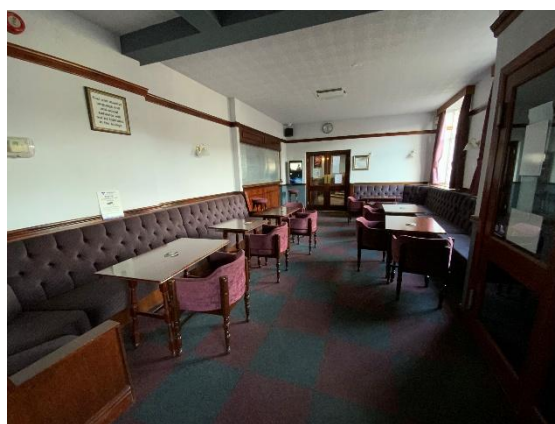


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Detached Social Club Premises incorporating extensive
Function Room & Bar Area 3,485 sqft (324 sqm)
with Lower Ground Floor Storage 3,108 sqft (289 sqm)
plus Beer garden and parking



GUIDE PRICE - £300,000

- **Rare freehold opportunity**
- **Functional and ready for immediate occupation**
- **No business rates to pay – subject to qualification**
- **Potential for redevelopment (S.T.P)**

**RYSWORTH CLUB, KEIGHLEY ROAD
CROSSFLATTS, BD16 2HB**

RYSWORTH CLUB, KEIGHLEY ROAD CROSSFLATTS, BD16 2HB

Location

The property is centrally situated in Crossflatts around 1 mile to the north of Bingley town centre. The property adjoins Keighley Road which is well placed for immediate access to the Aire Valley Road (A650) providing good road links to all Airedale business centres. Crossflatts station is within reasonable walking distance.

Description

The property offers front entrance lobby opening up to a central reception and bar area with office and male and female wc's. The rear of the accommodation includes a Snooker room and Pool/Darts room alongside an extensive function room with raised seating areas and stage. The lower ground floor includes a number of storage rooms/beer and spirits cellars with 2 ground level access doors to the rear.

Externally the property offers a beer garden to the front and limited parking to the side and rear.

Accommodation

Internal

Ground Floor

Main entrance lobby and reception leading to bar area, seating area, office plus male and female wc facilities.

Central bar area with extensive function room off

Two snooker/darts rooms

In all 3,485 sqft 324 sqm

Lower Ground Floor

A series of storage rooms to include beer and spirit cellars

3,107 sqft 289 sqm

External

Beer garden to the front and limited parking to the side and rear.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Club & Premises

Rateable Value: £11,750

Uniform Business Rate for 2025/2026: £0.499

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

From April 2026 the Rateable Value will be £14,250

Planning

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

Guide Price

£300,000

VAT

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

EPC

EPC commissioned

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

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

Further Information

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

