



# The Bankfield

## Freehold

Price Reduced to **£225,000 Plus VAT**

The Bankfield, Bleak Street, Gomersal, Cleckheaton, BD19 4RD

### AT A GLANCE

- Traditional Community Public House
- Located in Residential Area
- Lounge Bar and Games Room
- 3 Bedroom Accommodation

### Viewing And Further Information

James Boshier

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## PROPERTY

A stone built property extending to 2 storeys under a pitched slate roof. Inner entrance porch leading through to the lounge bar which provides seating for approximately 30 persons on high back chairs around solid wood tables and having a solid wood floor. To the far end of the bar is a cast iron wood burner set within an exposed stone surround which adds character to the room. Large central bar servery and inner corridor leading round to the games room with pool playing area and dart throw. Part tile and part carpeted flooring and seating for 20 persons on fixed perimeter seating and low stools. Bar servery interconnecting with that of the lounge bar for ease of operation.

Ancillary areas briefly consist of small kitchen area, ladies and gentleman's toilets and beer cellar. Enclosed yard to the rear.

The living accommodation is located on the first floor and comprises of 3 bedrooms, bathroom, lounge, kitchen and office.

## PLANNING

The property is not listed or located in a flood zone.

## UTILITIES

All mains services are connected

## MEASUREMENTS

Total site area extends to 0.045 Acres. The ground floor area extends to 1,494 Sq Ft. Measurements taken from an online digital mapping platform.

## FIXTURES & FITTINGS

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.



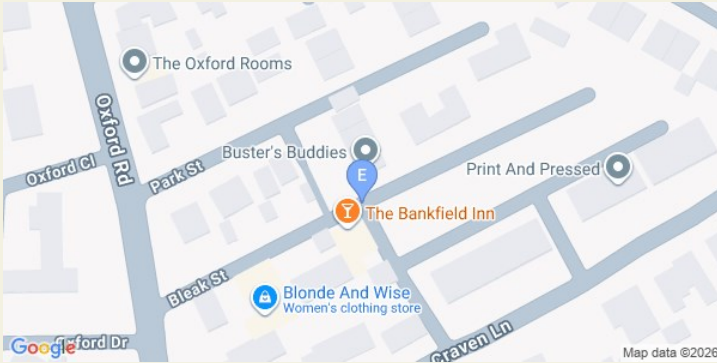
## THE BUSINESS

Our client has not operated the business and until recently leased the property out therefore has no knowledge on revenue streams.

## RATES & CHARGES

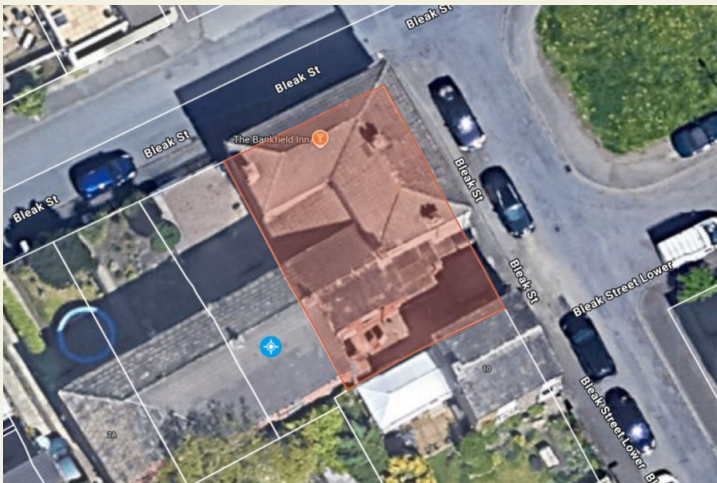
The Rateable Value has been assessed at £5,600. We advise any interested parties to make their own enquiries to Kirklees Council non domestic rates department.



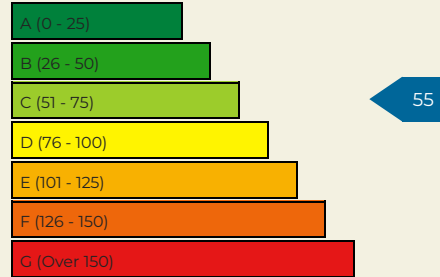


### LOCATION

The Bankfield is located on Bleak Street in Gomersal in the metropolitan borough of Kirklees, it lies approximately 5 miles south east of Bradford and 9 miles south west of Leeds. The property is nestled in a residential area surrounded by housing.



### EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

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