

HUNTERS[®]

HERE TO GET *you* THERE



South Baileygate

Pontefract, WF8 2JL

Guide Price £525,000



GUIDE PRICE £525,000-£550,000

Are you an experienced pub owner looking for your next venture? Is your dream to run a pub and eatery but want to hit the ground running? Are you looking for a prime spot to build some new build property? Are you looking to convert a huge building into some residential and commercial units? Look no further than The Olde Tavern pub situated a stone's throw away from the bustling town centre of Pontefract in prime position.

The current owners have been in situ for around 12 years and have built up an excellent following with their traditional pub food and drink ethos. As you walk through the door you immediately feel welcome and at home. The building itself spans to approximately 4712 square feet with various areas including darts room, pool room, bar, lounge and large dining area. The owners accommodation upstairs is second to none with kitchen, large lounge, double bedroom, 2 further bedrooms and bathroom all modernised throughout. Outside is a recently renovated beer garden with patio space for alfresco dining.

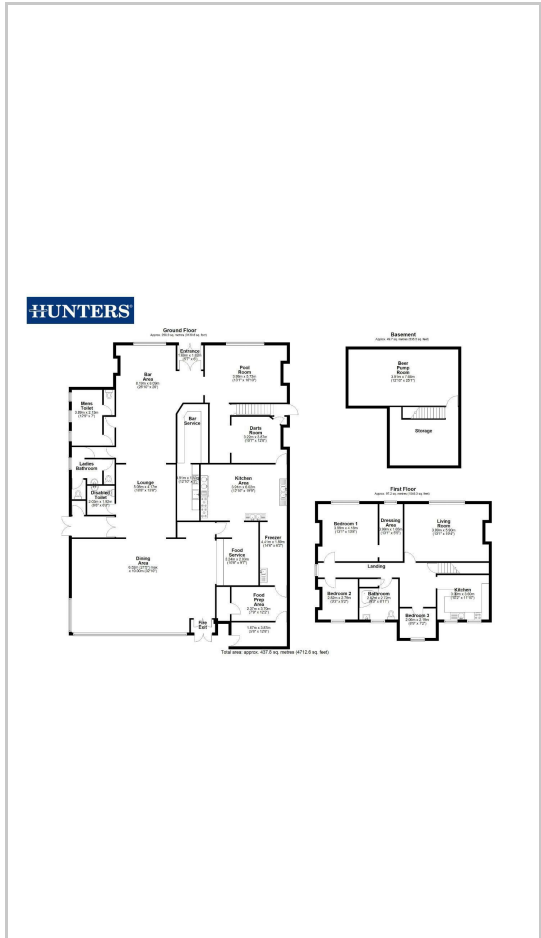
From an income perspective the numbers are incredibly healthy, and more information will be provided from the current owners to prospective buyers.



Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.