



Bowcliffe

FOR SALE

(May Let)

TADCASTER SOCIAL CLUB
WITH
SUBSTANTIAL CAR PARK



49 CHAPEL STREET
TADCASTER
LS24 9AS

LOCATION

The property is situated in the market town of Tadcaster, North Yorkshire with frontage to Chapel Street and access to the rear car park from St Joseph's Street.

DESCRIPTION

The premises are arranged over ground and first floor providing 2 principal bar areas, snooker room, pool room and beer cellar on the ground floor, with large bar and concert room to the first floor, with managers 2 bed flat and office.

To the rear is a large car park with capacity for approximately 35 spaces.

The property has the following approximate gross internal floor areas;

Ground Floor	3,670sq ft	341sq m
First Floor	3,500sq ft	325sq m

TOTAL 7,170sq ft 666sq m

LICENCE

The property benefits from a 7 day on-licence from 9am to 3am and a 24 hour off-licence, 24 hour internet and mail order sales. Includes all licensable activity.

PRICE

The freehold interest with vacant possession is for sale at offers in the region of £595,000.

Consideration may be given to a sale of either the building or car park in isolation.

The property may also be available to lease.

RATES

The property is assessed as;

Rateable Value	£11,000
UBR	£0.499

Interested parties should verify these figures with the Selby District Council Business Rates Department (telephone: 01757 705101).

EPC

The property has an EPC of D.

A copy of the EPC is available upon request.

TITLE

There are covenants on the Title which prevent external alterations, require permission for signage and which restrict the use of the land at the rear to car parking only.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

All enquiries should be via the sole agent, Bowcliffe Chartered Surveyors.

For further information or to make arrangements to view, please contact:

Jeff Robertson
Tel: 0113 245 2452/07973833085
Email: jr@bowcliffellp.com

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



H.M. LAND REGISTRY		TITLE NUMBER	
		NYK 128623	
ORDNANCE SURVEY PLAN REFERENCE	SE 4843	SECTION E	Scale 1/1250 Enlarged from 1/2500
COUNTY NORTH YORKSHIRE	DISTRICT SELBY	© Crown copyright 1993	



The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

