



Dalesway

Freehold

Reduced to **£795,000 Plus VAT**

Dalesway, Leeds Road, Ilkley, West Yorkshire, LS29 8DH

AT A GLANCE

- Detached Prominent Pub With Rooms
- Affluent Spa Town Location
- Managers Flat
- Beer Garden and Parking for 2 Vehicles
- Currently Closed
- 9 en suite Letting Bedrooms
- Split Level Open Plan Trading Area



Viewing And Further Information

James Boshier

📞 0113 450 8558

📱 07919 058921

✉️ james@everardcole.co.uk





PROPERTY

A detached stone built property extending to 3 storeys under a series of pitched tile roofs.

Outer entrance porch leading through to split level bar/restaurant area for approximately 70 customers on an assortment of chairs, exposed feature brick walling, open fires and polished wooden floor. Large central bar servery.

Ladies and Gentleman's toilets.

Commercial catering kitchen with a range of commercial catering equipment and direct access out to small carvery area.

Basement beer cellar and vast amount of storage.

To the first and second floor are 9 en-suite letting bedrooms and a 1 bedroom flat for owners/managers accommodation.

Externally there is a beer garden and a large stone built outbuilding which could be developed into an outside BBQ or bar area with direct access onto the beer garden.

PLANNING

We are advised that the property is not listed or in a flood zone.

UTILITIES

All mains services are connected.

MEASUREMENTS

Total site area is 0.130 acres with a building footprint of 3,347 Sq Ft. (Measurements Taken From a Digital Mapping Source).

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.



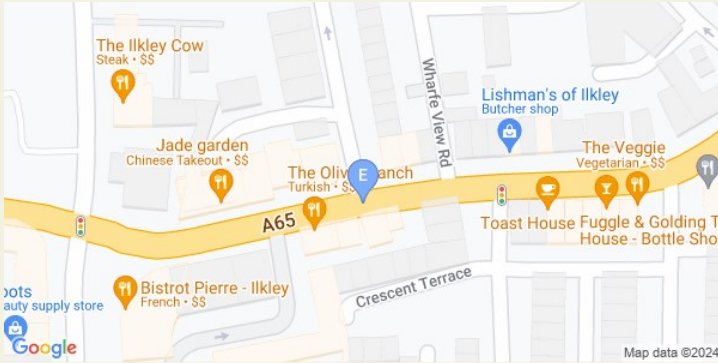
THE BUSINESS

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 for the property has been set at £21,750. Interested parties are advised to make their own enquiries via Bradford Council.



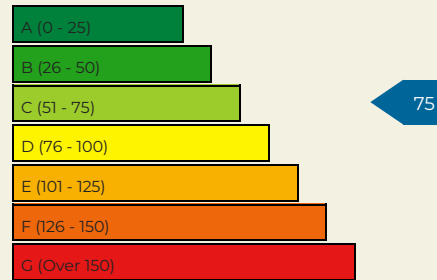


LOCATION

The Dalesway occupies one of the most prominent positions in the historic town of Ilkley located on the main traffic lights in the centre of town. Ilkley is an affluent spa town and has been named as one of the most desirable places to live in the UK, the town itself has a number of good quality pubs, restaurants, bars and other eateries throughout the town which are frequented by locals and the high degree of tourists that visit the town and the famous Ilkley Moor all year round.



EPC



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Cambridge
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info@everardcole.co.uk
www.everardcole.co.uk



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