



Nook

Freehold

Offers in the Region of **£335,000**

Nook, 68 Saddleworth Road, West Vale, Halifax, HX4 8AG

AT A GLANCE

- Well Fitted Roadside Bar
- Excellent Quality Throughout
- External Trading Area
- Operating on Limited Hours
- Wet Sales Only
- 3 Bedroom Living Accommodation

Viewing And Further Information

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PROPERTY

A stone built semi detached property extending to 2 storeys under a pitched stone roof. The property is of excellent condition throughout both trade areas and the residential accommodation.

Entering the building through the front door you are greeted by the front bar having an impressive bar servery to the rear wall, fixed perimeter seating with low and high stools and Herringbone wood style flooring throughout and bi-fold doors to the front, this then leads through to the snug area again with good quality furnishings and seating on fixed perimeter seating low stools and high bench tables with bar stool seating. There is a wall mounted TV and disabled toilet also to this area. A wide opening door then leads out with stone steps to the external trading area with external seating and a large covered area with light and heating which is used all year round. Ladies and Gentleman's toilet.

To the first floor is the living accommodation again very well presented and of good quality briefly providing Lounge, Kitchen, Bathroom and 3 double Bedrooms.

PLANNING

The property is not listed or in a flood zone. Prospective purchasers are advised to make their own enquiries.

UTILITIES

All mains services are connected

MEASUREMENTS

Total site area extends to 0.032 acres.

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale.



THE BUSINESS

The business trades on limited hours on Friday and Saturday's only from 4pm until 11pm and offers tremendous scope to develop the trade by extending the opening hours. Our client has previously opened throughout the week which proved successful but due to her lifestyle decided to limit the openings. Current turnover is in the region of £3,000 pw over the 2 days.

RATES & CHARGES

The Rateable Value has been assessed at £7,200. The business rates are administered by Calderdale Council.



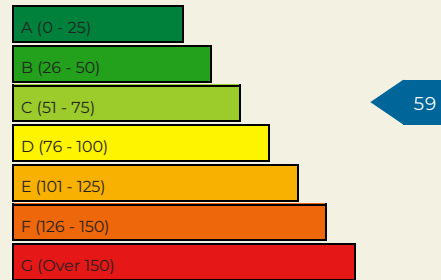


LOCATION

The Nook is located fronting the B6114 Saddleworth Road in West Vale which is situated directly east of Greetland, 2 miles south of Halifax and 4 miles north west of Huddersfield. The surround area is made up of local retail shop units and residential housing.



EPC



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