



Lockwood

Freehold

Offers in the Region of **£295,000 Plus VAT**

Lockwood, Cornmarket, Pontefract, West Yorkshire, WF8 1DA

AT A GLANCE

- Town Centre Public House
- Reduced Openings
- Rear Enclosed Beer Garden
- Wet Sales Only
- Open Plan Trading Area
- 4 Bedroom Living Accommodation

Viewing And Further Information

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PROPERTY

An end of terrace property of brick construction rendered and painted to all elevations extending to 2 storeys under a pitched tile roof.

Inner entrance porch leading through to the open plan bar area which is a light and airy space providing seating for approximately 60 persons on fixed perimeter seating, chairs and high stools around posing tables, part polished wood floor and part exposed brick chimney breasts with cast iron wood burners create a comfortable atmosphere all finished off with an impressive central bar servery. Ladies and Gent's toilets. Basement beer cellar and bottle store.

Commercial catering kitchen (not currently used) but equipped with a range of commercial catering equipment and extraction.

To the rear of the pub is access to the cobbled beer garden with some fixed seating and barrel tables.

The living accommodation is very spacious and located to the first floor and briefly comprises of 2 x kitchens, bathroom, lounge and 4 x double bedrooms.

PLANNING

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

UTILITIES

All mains services are connected

MEASUREMENTS

Total site extends to 0.068 acres. The building footprint extends to 2,183 Sq F (203 Sq m). Measurements taken from a 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.



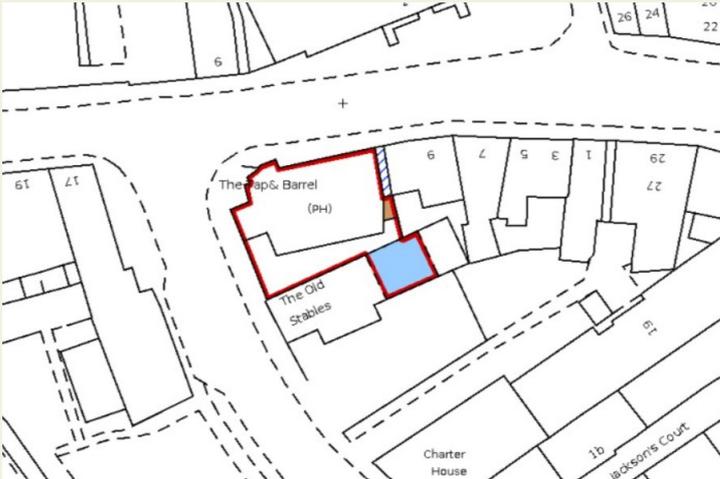
THE BUSINESS

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

RATES & CHARGES

The property is in an area administered by Wakefield Council. The Rateable Value has been assessed at £42,750. We advise any interested parties to make their own enquiries.

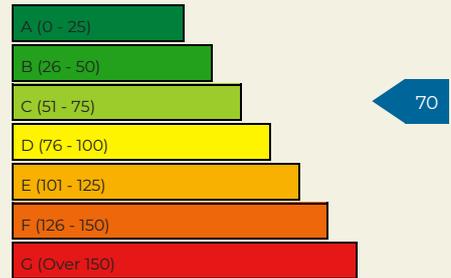




LOCATION

The Lockwood which is formally known as the Tap and Spile is located at the junction of Cornmarket and Liquorice Way in Pontefract town centre. Pontefract is a historic market town in the Metropolitan Borough of Wakefield east of Wakefield town centre and south of Castleford. Historically part of the West Riding of Yorkshire, it is one of the towns in the City of Wakefield district and had a population of 30,881 at the 2011 Census

EPC



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