



Sportsman Inn

Freehold

£395,000 Plus VAT

Sportsman Inn, 14 Hungerhill Road, Morley, Leeds, LS27 9AD

AT A GLANCE

- Community Public House
- Beer Garden
- Site Area 0.256 Acres
- Open Plan Trading Area
- Large Car Park
- 3 Bedroom Living Accommodation

Viewing And Further Information

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PROPERTY

On entering the Sportsman you are greeted by an open plan bar area which is serviced by a well positioned bar servery. To the left hand side you will find a cosy seating area with a log burner for those colder evenings with a mixture of fixed and loose seating. To the left there is a further seating area made up of fixed seating and high back stools with darts board and TV screens to enjoy big screen sports. To the rear of the pub you will find a large lawned beer garden with wooden benches to enjoy al fresco drinks and features a kitchenette/ outside bottle bar which can be utilised to enhance a food offer in the summer months. Beyond the garden is a sizeable car park catering for approximately 20 vehicles.

The living accommodation is located over the first and second floors of the property and briefly comprises of 3 Bedrooms, Lounge, Kitchen, Bathroom and a large unused room that could be converted into a further bedroom.

Basement beer cellar and bottle store.

PLANNING

We are advised that the property is not listed or in a flood zone. We are advised that the property is listed as an ACV (Asset of Community Value).

UTILITIES

All mains services are connected.

MEASUREMENTS

Total site area is 0.256 Acres with a building footprint of 2,077 Sq Ft. (Measurements Taken From a Digital Mapping System)

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as beer raising equipment.



THE BUSINESS

Our client oversees a tenanted estate and does not have dealings with the day to day running of the business. Therefore no historic trading accounts are available.

RATES & CHARGES

The April 2023 rateable value has been assessed at £6,500. Small business rates relief may apply and suggest interested parties make their own enquires to Leeds City Council.



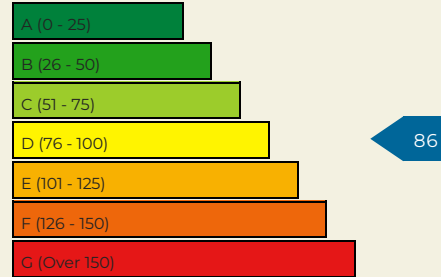


LOCATION

The Sportsman Inn is located on Hungerhill Road on the edge of Morley town centre surrounded by densely populated residential housing. Morley is a market town located some 6 miles south of Leeds city centre.



EPC



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