

FOR SALE
QUALITY FORMER BED AND
BREAKFAST WITH LARGE CAR
PARK

Eddisons



DALESGATE HOTEL, 406 SKIPTON ROAD, UTLEY, KEIGHLEY
BD20 6HP

PRICE ON APPLICATION

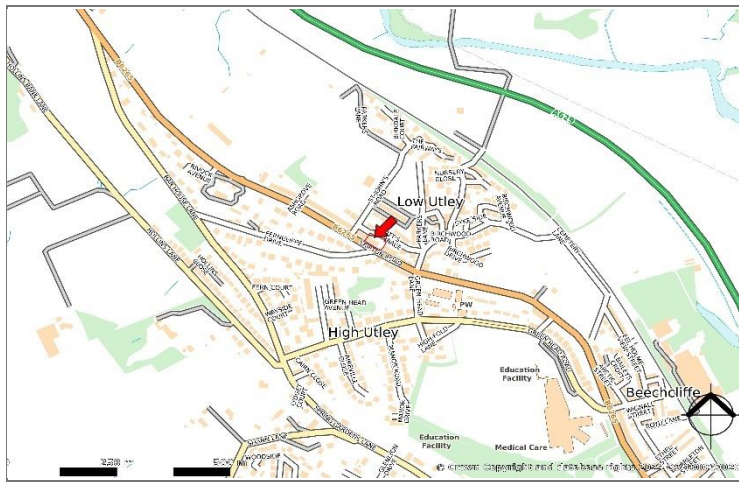
- Highly prominent location on Skipton Road (B6265).
- Extensive demised parking.
- 20 en-suite rooms as well as bar and breakfast area.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE

836.12m² (9,000sq ft)

On an overall area of approximately

0.13 Ha (0.34 Acres)



LOCATION

The property is prominently and well located on Skipton Road (B6265) in Utley, being c1.3 miles north of Keighley town centre, enjoying great views of the surrounding area. The premises are well connected to surrounding towns including Skipton, Bradford and the historic town of Haworth.

The surrounding area is a mix of residential and commercial operators.

DESCRIPTION

The property comprises of a 3 storey stone built former bed and breakfast being under a pitched tiled roof.

The premises provides 20 en-suite bedrooms, bar area, reception, breakfast room as well as a fully fitted kitchen.

The property benefits from a good quality fit out, double glazed windows, fob entry throughout the building, good natural light and carpeted floors.

The overall approximate GIA is 9,000sq.ft. This has been provided to us by our client and assumed correct.

Externally the property benefits from a large demised car park at the rear as well as on street parking at the front.

RATEABLE VALUE

Description / Hotel and Premises

Rateable value / £11,750

EPC

The property has an Energy Performance Asset rating of C. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available freehold and with vacant possession.

Price on application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
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Email / matthew.jennings@eddisons.com
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SUBJECT TO CONTRACT
FILE REF / 731.4512A (182478)

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