



Methley Ex-Service Club

265.99 SQ M (2,863 SQ FT) - TO LET OR FOR SALE

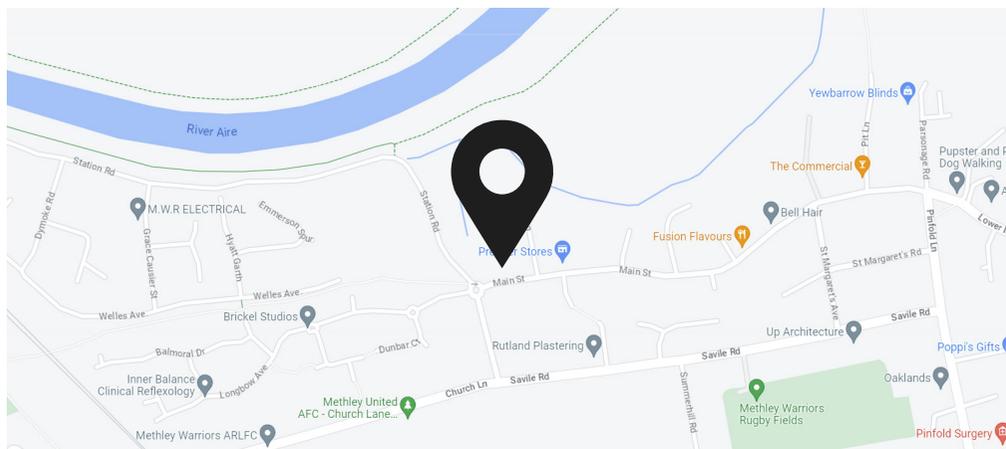
📍 METHLEY EX-SERVICE CLUB, MAIN STREET, METHLEY, LS26 9HZ

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Turner Westwell
Commercial Agents

KEY FEATURES

- Regular shaped 1.011 acre plot
- 2,863 sq ft of accommodation
- Predominantly residential location
- Semi rural location
- Re-development potential STPP
- Fully fitted Social Club
- **Open viewings on the following days:**
 - 10th February (10.30–11.30)
 - 17th February (10.30–11.30)
 - 24th February (2.00pm–3.00pm)
 - 3rd March (10.30–11:30)



LOCATION

The subject property is situated off Mill Lane, which is accessed from Main Street, Methley. Methley is a dispersed Village in the City of Leeds Metropolitan Borough. The subject property is located approximately 9.8 miles south east of Leeds City Centre and approximately 17.7 miles from Leeds Bradford Airport.

Leeds is a city located within West Yorkshire and as of the 2011 Census, had a population of 751,000 making it the third largest city in the UK. Leeds is the cultural, financial and commercial heart of the West Yorkshire urban area.

DESCRIPTION

The former Royal British Legion Site spans over a 1.01 ac plot. The former legion building (Methley ex-service club) is positioned fronting Mill Lane towards the site entrance. The building is a single storey part brick built building set beneath a flat, assumed to be felted roof covering, with a part semi circular poly tunnel section of corrugated steel construction. The building has benefitted from multiple smaller single storey extensions of brock construction beneath a mono pitch roof. The site is bound by a timber fence and low level stone wall.

The site itself is a regular shaped flat site, which is available as a fully fitted Social Club, or is prime for Development STPP. There are previous Annual Accounts available for review upon request.

ACCOMMODATION

Description/Floor	Sq m	Sq Ft
Site area of 1.011 acres	265.99	2,863

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

SERVICES

Mains services are available.

METHOD OF SALE

Offers invited before Friday 11th March at 5pm, offers submitted thereafter may not be considered.

Offers are to be provided to Nathan Broughton & Adam Westwell for consideration by our client.

Our client reserves the right to accept any offer they wish to and they do not have to accept the highest offer received.

Please contact us to receive confirmation of any offer requirements.

EPC

An EPC has been commissioned and is available upon request. reduced for an occupier. to confirm.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

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



VIEWINGS

By appointment with the sole agents **TURNER WESTWELL COMMERCIAL AGENTS**.

Daniel Westwell | Joint Managing Director BSc (HONS), MRICS | RICS Registered Valuer

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