

FOR SALE / TO LET

THE COUNTING HOUSE

SWALES YARD, PONTEFRACT, WF8 1DG

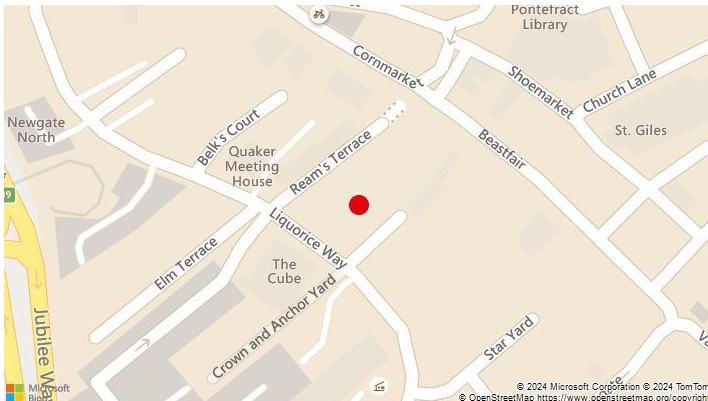
**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £550,000
Rent - £50,000 per annum

Public House

Property Features

- Historic half-timbered jettied Medieval Grade 2 listed building built 1609 in town centre with numerous original features
- Ground floor trading areas in three parts with Bar Servery
- First floor trading area with Bar Servery plus external roof terrace (c. 40sqm)
- External newly paved hardstanding area to front of building suitable for additional drinking and eating area



Enquiries

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Location

The property is easily found from Cornmarket by way of an archway leading to the rear onto Liquorice Way, with the property having lengthy frontage to Swales Yard a cobbled street which is a thoroughfare from nearby public car parks

Description

The Counting House is situated in the centre of Pontefract, close to the main retailing area. The property itself dates back to the 17th Century and is a timber framed medieval building to 2 storeys with numerous original features. It is a Grade 2 Listed Building and having ground floor of stonework, with exposed beams and infill plasterwork above.

The property is ideally suited for a range of uses. The building has been closed for over a decade and the reopening is eagerly awaited. These will include Lounge Bar to both floors, with or without a catering offering. Equally this space can be utilised as a Wine Bar with a Bistro style arrangement for a catering offering. The building could also be suitable for use as a Restaurant with or without a small Bar facility.

The internal arrangements are such that any licensed or catering use can apply which is both complementary and empathetic to the building. This opportunity is seen as being able to provide catering or drinking destination driven business.

Accommodation

GROUND FLOOR

With three trading areas including bar with serving counter; two further rooms for possible trading purposes, or use as a catering kitchen and preparation. Beer Store with external loading, Ladies and gents toilets, staff toilets.

FIRST FLOOR

A large trading area including lounge with bar serving suitable for further drinking area, or dining / restaurant, with possibilities of up to 60 covers. There is consent for a dumbwaiter for food service from ground floor to be installed. Roof terrace with further trading area.

EXTERNALLY PAVED FORECOURT

Providing further external drinking or catering space.



Services

We believe the building has a new mains gas supply, 3 phase electrical supply, live water supply and drainage. Interested parties are advised to make their own independent enquiries.

Fixtures and Fittings

Extensive restoration works that have been undertaken and include

External

New paving setts to front
Repointing and stone replacement
New roof terrace with frameless glass balustrade
New external fire escape stairs
New pitched roof (membranes, battens and Riverstone Ultra roofing slates)
New cast iron and cast aluminum heritage rainwater goods to front elevation
New GRP flat roofing (with 10 year warranty)
New / restored oak doors and windows

Interior

Remodelled layout including new ladies and staff wc, including new oak doors, oak panelling, new porcelain floor tiles
Real fire (Yorkshire Range)
Restored stained glass and leaded glass features.
New (3 phase) electrical system
New smart LED lighting
New fire alarm system
New Ajax smart intruder alarm system and extended Hilook CCTV system
New central heating & boilers
New hot and cold water supply pipework

All light fittings have been restored or replaced with new smart LED systems which will be included in the sale or provided for by an inventory for a lease and provision is provided for pendant lighting over bars

The purchaser/tenant will be expected to undertake his or her own fitting out of the premises to suit them.

Licences

There is a Premises License in place for the sale of alcohol.

Terms

The property is offered for sale on a freehold basis or to let.

Should a party wish to take a lease of the property, this will be by way of a full repairing and insuring lease for a term of 10 years, or longer in multiples of five years to be agreed. The commencing rent - £50,000 per annum.

The property to be used as a high class establishment either as a licensed premises with or without a catering offering or as a restaurant/wine bar with ancillary wet sales. The lease will require that there is no dancing conducted on first level.

The tenant will not be permitted to carry out any alterations or changes to the property, without the landlords previous consent. Any painting and redecoration of the property is to be approved beforehand in terms of the colour scheme to be adopted.

The successful party will be required to submit full details of their financial position, including cash resource available to carry out the fit out with sufficient working capital, as well as provision of suitable bank, trade, landlords or other references.



Local Authority

Wakefield

Business Rates - 2024/25

RATEABLE VALUE

RATES PAYABLE

£6,200

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Value Added Tax

VAT may be charged at the prevailing rate.

Costs

The incoming tenant will be required to make a contribution of £2000 plus VAT to the landlords legal cost incurred in preparing the lease.

EPC Rating

The Property is a Grade 2 Listed Building.



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