



holroyd miller

Commercial



FOR SALE

FORMER RESTAURANT WITH PARKING

17 PAUL LANE, FLOCKTON MOOR, WAKEFIELD WF4 4BP

A WELL LOCATED FORMER INDIAN RESTAURANT AMOUNTING TO A GROSS AREA OF 263.6M² /2836FT² WITH PARKING FOR APPROXIMATELY 23 CARS. THE PROPERTY WOULD BE SUITABLE FOR A VARIETY OF USES SUBJECT TO ANY NECESSARY PLANNING CONSENT.

PURCHASE PRICE £350,000

01924 299494

DESCRIPTION

The property comprises a former public house which had traded as an Indian restaurant, The Cinnamon Lounge, for many years but is now available with vacant possession. The accommodation is mainly arranged over ground and first floors with ancillary basement stores and cellarage. The gross floor area amounts to 263.6m² / 2836ft² and opposite the property is a surfaced car park with approximately 23 spaces.



LOCATION

The property is in a semi-rural location while still benefitting from a good level of passing traffic and is also less than a quarter of a mile from the A642 Wakefield Road. The nearest centres are Huddersfield, which lies six miles to the west and Wakefield which lies approximately ten miles to the east.

ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
Ground Floor	Entrance to bar area and main ground floor dining area. Former kitchen, stripped out, and Ladies and Gents toilets	131.7m ² / 1417ft ²
First Floor	Open plan dining area and WC together with Staff Room	99.6m ² / 1072ft ²
Basement	Storage areas	32.3m ² / 347ft ²
GROSS AREA		263.6m² / 2836ft²

BUSINESS RATES

The property has a rateable value of £13,000. The standard rating multiplier for the year 2023/2024 is 51.2p in the pound (0.512). The small business multiplier is 49.9p in the pound (0.499). More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website, www.voa.gov.uk

VAT

The property is not understood to be presently elected for VAT and the seller reserves the right to elect the property if they choose to do so.

PLANNING

The existing planning use is likely to fall within Class E of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves by way of enquiry to the Local Authority, Kirklees Metropolitan District Council that their proposed use is acceptable.

PURCHASE PRICE

The freehold of the property is available at an asking price of £350,000.

ENQUIRES AND VIEWING

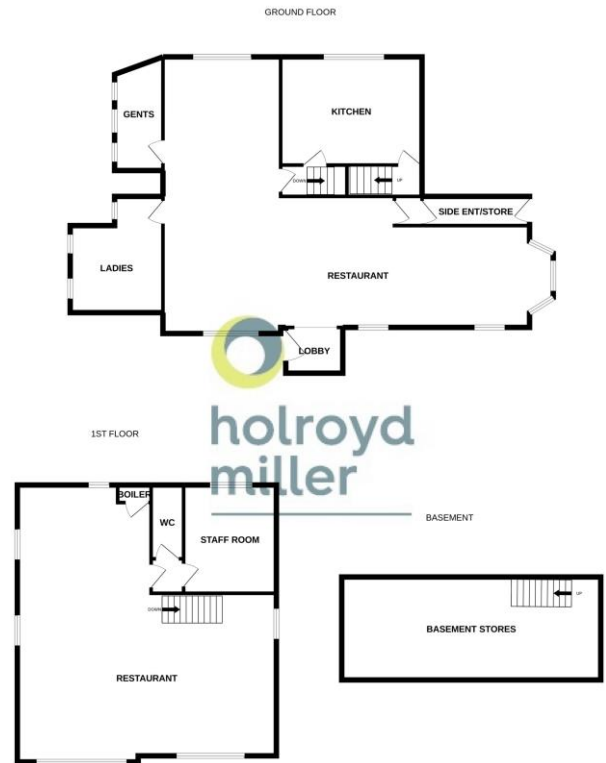
By prior telephone appointment through the agents.

Contact: Lucy Hicken Tel: 01924 299494 (option 3)

Email: lucyh@holroydmiller.co.uk

or Jonathan Kidd MRICS Tel: 01924 299494 (option 3)

Email: jonathan@holroydmiller.co.uk



ENERGY EFFICIENCY RATING

The property has an Energy Efficiency Rating of C61 and a full report is available on request.

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