



**CHAPEL GREEN LIBERAL CLUB
4-6 THORNTON LANE
BRADFORD, BD5 9DL**



FOR SALE

Pub Premises

**Extending to a Total Gross Internal Floor Area of
330.46 sq. m. (3,557 sq. ft.)**

PRICE – Offers in the Region of £175,000 – Subject to Contract

CHAPEL GREEN LIBERAL CLUB 4-6 THORNTON LANE, BRADFORD, BD5 9DL

LOCATION

Chapel Green Liberal Club is situated close to the junction of Thornton Lane and Little Horton Lane, approximately 1½ miles south of Bradford City Centre, in a mainly residential area. The club is just inside Bradford Outer Ring Road (Southfield Road) A6177. Nearby are a number of retail units on Little Horton Lane including Golden Star Chinese Take-Away, Sudais Travel, Aroog Mini Market and B&U Travel. Directly opposite the property on Thornton Lane is a substantial former school building now occupied by Shree Prajapati Association.

DESCRIPTION

The property comprises a predominantly single storey building, the ground floor of which is occupied by Chapel Green Liberal Club and, there is a small first floor area utilised as a former committee room, together with basement cellars, stores etc. Access/entrances directly from Thornton Lane and, there is a rear access/fire exit.

ACCOMMODATION

The property provides the following approximate gross internal floor areas:-

Ground Floor

Games Room, Lounge Area,
Lounge Bar, Kitchen & Store 280.57 sq. m. (3,020 sq. ft.)

First Floor

Former Committee Room 22.20 sq. m. (239 sq. ft.)

Basement

Beer Cellars, Stores etc. 27.69 sq. m. (298 sq. ft.)

**Total Gross Internal
Floor Area Approx. 330.46 sq. m. (3,557 sq. ft.)**

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Club & Premises
Rateable Value: £6,700

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

PRICE

Offers are invited in the region on £175,000 subject to contract for the freehold interest with vacant possession (Plus VAT – if appropriate)

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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