

**FOR SALE /  
TO LET**

**Wharfedale Property**

**The Poacher, 122 Bradford Road, Dewsbury WF13 2EW**

**Prominent Public House / Licenced Premises Investment  
Opportunity with Redevelopment Potential**



**2,641 ft<sup>2</sup> (245.36 m<sup>2</sup>)**

**Price: On Application**

- Well Located fronting Bradford Road, 0.3 miles from Dewsbury Town Centre
- Potential Redevelopment / Residential Conversion Opportunity (STP)
- Freehold Public House with part Long Leasehold Car Park
- EPC Rating - C (75)

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
[info@wharfedaleproperty.co.uk](mailto:info@wharfedaleproperty.co.uk)

**01924 476496**

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# Wharfedale Property

## Location

The property is situated on Bradford Road (A652), 0.3 miles from Dewsbury Ring Road (A638) which forms one of the main arterial highways connecting Batley, Cleckheaton and Bradford with the Dewsbury district.

The property boasts extensive frontage to Bradford Road and is situated in a mixed use commercial area with pockets of both high and mid quality residential dwellings nearby.

## Description

The building comprises a two storey (plus Basement) part stone, part brick built former Public House premises beneath part stone slate covered roofs, with a flat roof section over the rear extension.

The property benefits from a main entrance foyer / reception area with two trade rooms to the front and an open plan bar area to the centre.

A small snug area is situated to the right hand side of the bar, and a pool room to the rear of the bar. There is a basement / barrel store / ale cellar accessed via a trap door in the bar servery area.

The extension houses the ground floor kitchen and toilet accommodation for both ladies and gents. Upstairs, there is a private residential flat which benefits from a spacious living room, 4no. bedrooms, bathroom and kitchen.

The property is rectangular in shape and benefits from adjacent car parking which is held on a part Freehold, part Long Leasehold basis.

## Price

On Application

## Terms

Available by either a new Lease for a term of years to be agreed incorporating periodic Rent Reviews (where applicable) or via a Sale of our Freehold title for the building and Long Leasehold title for part of the car park which is held on a 99 year ground lease from 1987 at an annual rent of £0.05 without review.

## VAT

All figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

## Services

Mains electricity, water, gas and drainage are connected to the property.

## Business Rates

Public House & Premises: £4,000 Rateable Value for the Ground Floor and Basement

Council Tax Band: A for the first floor residential dwelling

## Legal Costs

The purchaser is to be responsible for both parties' legal costs incurred in the transaction.

## Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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