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FOR SALE

FREEHOLD PUBLIC HOUSE PART INCOME PRODUCING



The Kings Head

7 Cross Hill, Hemsworth, Pontefract, WF9 4LD

- ▼ Prominent site in popular market town
- ▼ Total site area 0.17 acres (0.07 ha)
- ▼ Car park/courtyard to rear
- ▼ Potential for alternative uses (subject to planning)
- ▼ Includes income producing ground floor unit let to a taxi operator until 2018 at a current passing rent of £3,500 p.a.

AdairPaxton LLP
Property Specialists

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www.adairpaxton.co.uk

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LOCATION

The property is located fronting Market Street (B6273) in the centre of Hemsworth which is itself a small market town located approximately 6 miles south of Pontefract and 3 miles west of the A1 in West Yorkshire.

DESCRIPTION

The property is a detached 2-storey building which is split by a gated archway through to a rear courtyard above which there is additional accommodation. The area on the ground floor to the right of the arch is separately let to a taxi office on a lease which commenced on 19th January 2007 and expires on 18th January 2018 at a passing rent of £3,500 p.a.

PLANNING

It is assumed that the majority of the premises benefits from A4 consent as it is currently used as a public house and that the taxi office element has established planning consent for that use. The site may be suitable for alternative uses subject to planning consent.

BUSINESS RATES

According to the valuation office agency website the rateable value of the property under the 2010 assessment is £5,500.

SERVICES

All mains services including water, gas, electricity and mains drainage are connected but interested parties are advised to check their position with their advisers.

PRICE

Offers are invited in the region of £325,000 for the freehold interest. This figure is exclusive of V.A.T which may be payable at the current prevailing rate.



MEASUREMENTS

In further detail the property provides the following approximate gross internal floor areas:

Ground Floor: Pub	170.76m ²	(1,838 ft ²)
Ground Floor: Taxi Office	43.9 m ²	(472 ft ²)
Total	214.67m ²	(2,310 ft ²)
Basement	Not Inspected	Not Inspected
First Floor	Not Inspected	Not Inspected
Total	N/A	N/A

GENERAL NOTES

Local Authority:

Wakefield Metropolitan District Council - Pinders Lodge Town Hall
High Street, Normanton, WF6 2DZ

01924 307 825

VIEWING

Strictly with the Sole Agents: Adair Paxton

Contact: Simon Dalingwater

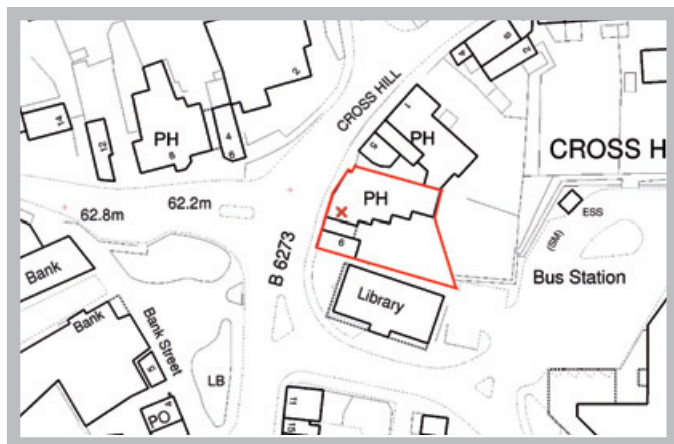
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