

FOR SALE ALL ENQUIRIES - PUBLIC HOUSE WITH LETTING ROOMS

WOOLPACK INN

WHITLEY ROAD, DEWSBURY, WF12 0LZ



Key Highlights

- Detached Two Storey Public House
- Open Plan Trading Accommodation
- 10 Ensuite Letting Rooms (Mix of Twin, Double and Family)
- Second Floor Managers Flat
- Detached Two Storey Annex
- Car Park and Beer Garden
- Site area extending to 0.28 acres
- Freehold Offers Invited

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Location

The Woolpack Inn is located in the rural village of Whitley Lower, Kirklees. Whitley Lower is an agricultural village in West Yorkshire, approximately 4 miles south west of Dewsbury, 6.5 miles east of Huddersfield, and 6.7 miles south east of Brighouse.

The Property is situated in Whitley Lower village centre fronting Whitley Road which links the village to Thornhill. The surrounding area comprises mainly farmland and residential dwellings. To the north of the Property is Dewsbury District golf club and directly to the west is Whitley Reservoir.

Description

The Property comprises a two storey detached public house of stone elevations set beneath a multi-pitched tile covered roof. To the rear, the Property has been extended with a single storey conservatory.

Externally, to the rear, there is an enclosed yard, beer garden and customer car park. Also, there is a two storey detached annex of stone construction beneath a pitched tile roof.

The total site area extends to 0.28 acres.

Accommodation

The internal accommodation is arranged over ground floor, basement and first floor with additional letting rooms arranged over ground floor and first floor within the detached annex.

Ground Floor

The ground floor comprises an open plan customer trading area, with a main L shaped bar servery, split into casual dining and drinking areas with a conservatory extension to the rear. Ancillary trading facilities include a commercial kitchen, glass wash room, stores and customer WCs.

To the Property's east elevation, there are three en-suite letting rooms to the ground floor.

First Floor

To the first floor, there is private living accommodation consisting of a living room, three bedrooms, two bathrooms, kitchen, and an office.

Also, there is three en-suite letting rooms on the first floor to the Property's east elevation.

Basement

At basement level, there is the boiler room, beer cellar and associated stores.

External

There is a two storey detached annex to the rear of the Property consisting of two en-suite letting rooms on the ground floor and two en-suite letting rooms to the first floor.

Also, there is an enclosed yard, beer garden and car parking for approximately 4 vehicles to the rear of the Property.

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Tenure

The Property is held freehold on the title number WYK465368.

Guide Price

Freehold offers invited.

Rating

The subject Property is listed in the 2023 Rating List with a Rateable Value of £16,100.

Planning

The Property is not listed nor located within a conservation area but is situated on green belt land.

Licence

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

The Business

The Property is currently closed for trade

Energy Performance Certificate

In the course of preparation.

VAT & Stamp Duty Land Tax

Figures stated are exclusive of VAT (if applicable). VAT and SDLT may be applicable at the prevailing rate.

Legal Costs

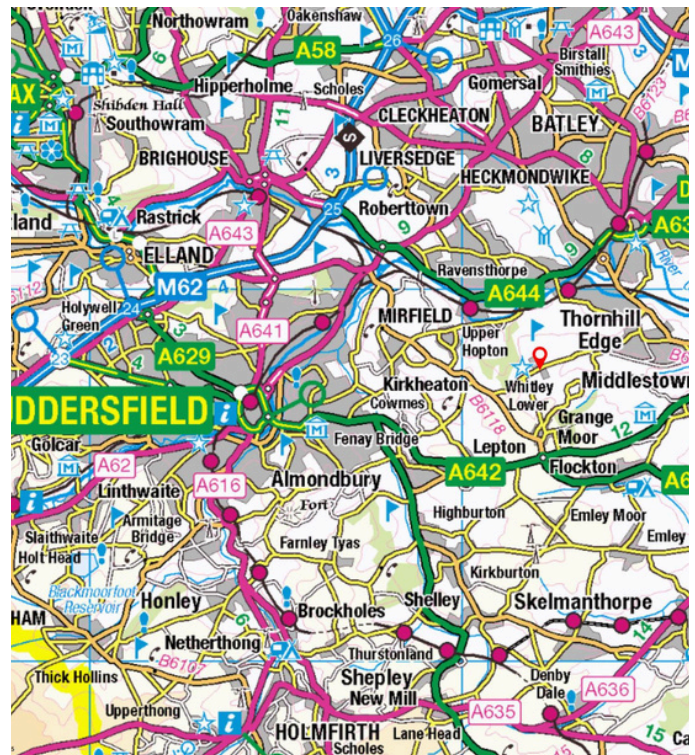
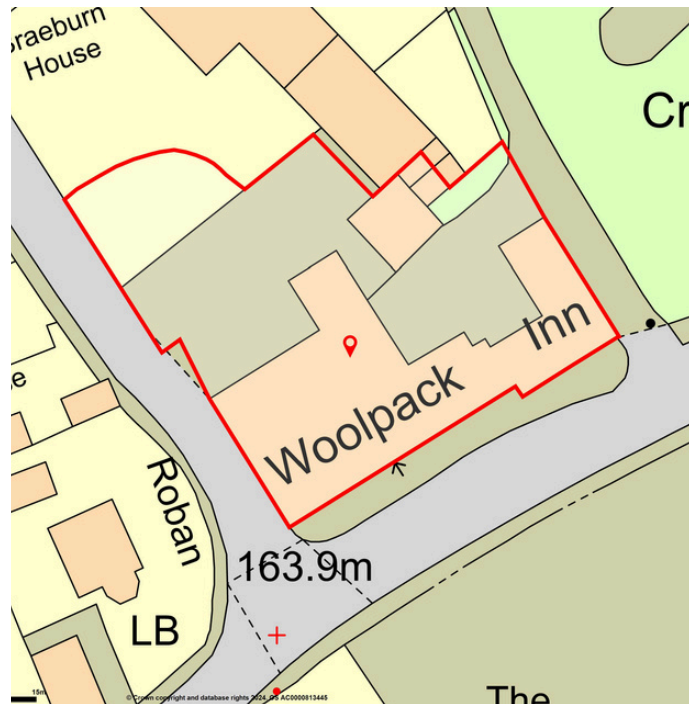
Each party to be responsible for their own legal and professional costs incurred in this transaction.

Money Laundering

Money Laundering Regulations may require Savills to conduct checks upon all purchasers. Prospective purchasers may need to provide proof of identity and residence.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.



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