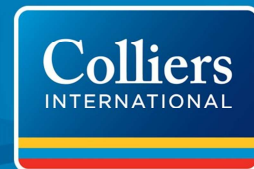


FREEHOLD RIVER FRONTAGE



Cup and Ring, 80 Coach Road, Baildon, BD17 5HR

- Located opposite the Salt Mills World Heritage Site
- Access to above via footbridge
- 25 space car park
- 0.33 of an acre site
- Potential for alternative uses STP

GUIDE PRICE £180,000

CONTACT US

Strictly by prior appointment
with Colliers International, through:

Sam Frankland
Licensed & Leisure
+44 113 200 1808
Sam.Frankland@colliers.com

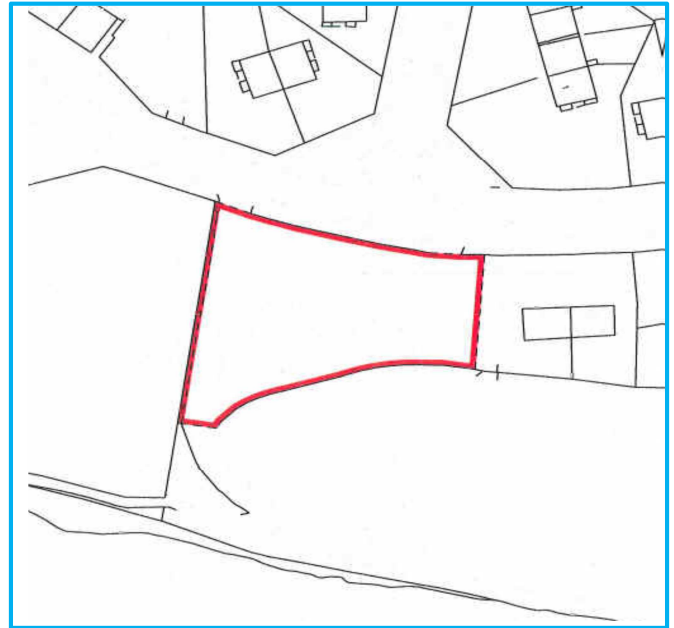
Clair McGowan
Licensed & Leisure
+44 113 200 1857
Clair.McGowan@colliers.com

Property Ref: 20290

Colliers International
15-16 Park Row
LEEDS
LS1 5HD
+44 113 200 1800

www.colliers.com/uk/leisure

Cup and Ring, 80 Coach Road, Baildon, BD17 5HR



LOCATION

The property is located on the north bank of the River Aire opposite the Salt Mills and adjacent to Roberts Park, a pedestrian footbridge linking the two. Next to the property is a recently built children's play park. Sir Titus Secondary School is 100 metres west.

DESCRIPTION

A two storey property of stone construction with slate roof. There is single storey extension to the rear, a large car park for 50 cars and a beer garden.

ACCOMMODATION

Ground Floor

Separated into 3 trade rooms with a central bar. The rear trade room provides access to the decked beer terrace at the rear that benefits from views of the rear of Salt Mills. There are also customer toilets, laundry room, and a garage.

First Floor

A manager's flat comprising: 4 bedrooms, living room, kitchen, office and bathroom. All require refurbishment.

PLANNING

All enquiries regarding planning matters should be directed to the local authority; Leeds City Council 0113 222 4444.

LICENCES

The property will be sold with the benefit of a premises licence.

RATEABLE VALUE

The premises are recorded on the 2010 Valuation List as having a rateable value of £6,700.

TENURE

Freehold.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded. Those fixtures and fittings, save third party items, left in the property on completion will be assumed to have been abandoned and there is no requirement for these to be removed by the Vendor.

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

27/05/2010

Colliers International is the licensed trading name of Colliers International UK plc. Company registered in England & Wales no. 4195561. Registered office: 9 Marylebone Lane, London W1U 1HL.



Cup and Ring, 80 Coach Road, Baildon, BD17 5HR

VAT

VAT, if applicable will be payable in addition to the purchase price.

VAT & CONVERSION OF A COMMERCIAL BUILDING TO A RESIDENTIAL DWELLING

As of June 1 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: *Certificate to disapply the option to tax: Buildings to be converted into dwellings etc.* Colliers can provide this form if required. The HMRC suggests all parties completing this certificate read: *Notice 742A Opting to tax land and buildings.* A copy can be found at www.hmrc.gov.uk.

LEGAL COSTS

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

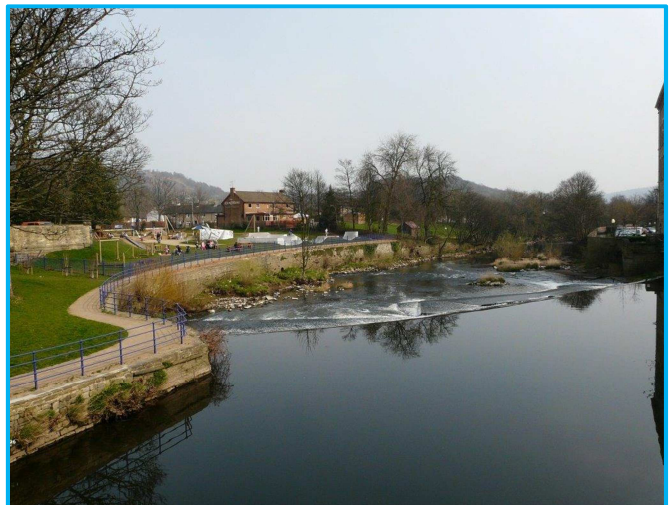
ENERGY PERFORMANCE CERTIFICATES

Please refer to our website.

FURTHER INFORMATION AND VIEWING

All viewings must be made by appointment through sole agents, Colliers International.

Not what you're looking for? Why not visit our website at www.colliers.com/uk/leisure and view details of other properties we are marketing.



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
27/05/2010

Colliers International is the licensed trading name of Colliers International UK plc. Company registered in England & Wales no. 4195561. Registered office: 9 Marylebone Lane, London W1U 1HL.

