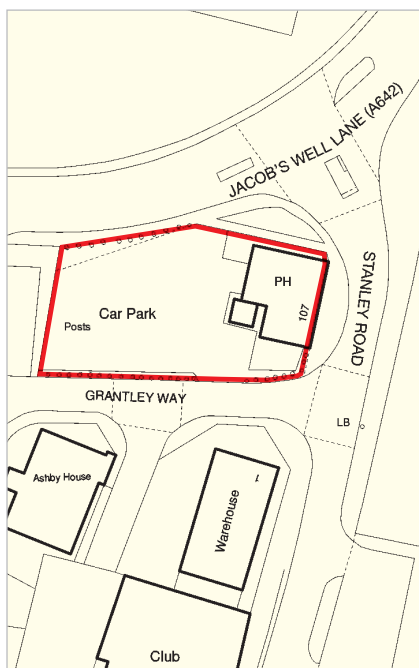


Wakefield Fox 'n' Grapes Stanley Road West Yorkshire WF1 4LH

- Freehold Public House Investment
- Well located in predominantly residential area
- Benefits from beer garden and large car park
- Includes six room flat on first floor
- Total Current Rents Reserved
£28,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Wakefield has a population of some 74,000 and is located on the River Calder, 8 miles south of Leeds and 5 miles east of Dewsbury. The town is within 3 miles of both the M1 (Junctions 39, 40 and 41) and M63 (Junction 3) motorways and benefits from regular rail services to destinations throughout the North East.

The property is situated on the western side of Stanley Road, at its junction with Jacob's Well Lane (A642).

Occupiers close by include Betfred, CEF and Tesco Express, amongst some local retailers, in a predominantly residential area.

Description

The property is arranged on ground and one upper floor to provide a large detached public house with a beer garden to the rear and a six room, kitchen and bathroom manager's flat on the first floor above. The property benefits from a large car park to the rear with space for 25 cars.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 76 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
107	Fairfield Associates Leeds Ltd	Ground Floor 172.50 sq m (1,857 sq ft) First Floor Flat 157.00 sq m (1,690 sq ft) Basement 94.50 sq m (1,017 sq ft) Total 424.00 sq m (4,564 sq ft)	10 years from 01.07.2017 Rent review in the 5th year FR & I	£27,000 p.a.	Rent Review 2022
Advertising Hoarding	Primesight Ltd		Annual License	£1,000 p.a.	

Total £28,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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