

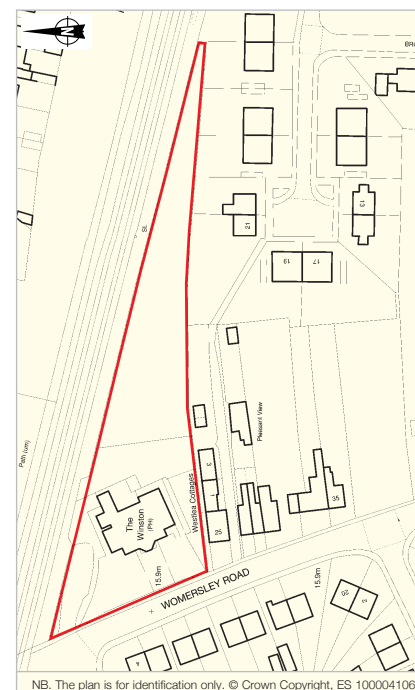
Knottingley

The Winston

23 Womersley Road
West Yorkshire
WF11 0DB

- **Freehold Public House Investment**
- Entirely let to The Little Tap Pub Co. Limited until 2033
- Attractive roadside position
- Includes seating and garden to the rear
- Current Rent Reserved
£48,000 pa

SIX WEEK COMPLETION AVAILABLE



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



Tenure
Freehold.

Location
Knottingley serves a population of some 13,000 and is situated on the A465, adjacent to both the Aire & Calder Canal and the junction of the A1(M) and M62 about 16 miles south-west of Leeds and 16 miles north of Doncaster.
The property is situated on the east side of Womersley Road, opposite its junction with Spawd Bone Lane, in a predominantly residential area with a few local occupiers nearby.

Description
The property is arranged on basement, ground and one upper floor to provide a public house with residential accommodation to the first floor. To the rear of the property is a terrace with seating and a large garden. There is further outdoor seating to the front as well as car parking.

The property provides the following accommodation and dimensions:

Basement	85.95 sq m	(925 sq ft)
Ground Floor	268.50 sq m	(2,890 sq ft)
First Floor	159.20 sq m	(1,714 sq ft)
Total	513.65 sq m	(5,529 sq ft)

Tenancy
The entire property is at present let to THE LITTLE TAP PUB CO. LIMITED for a term of 25 years from 14th June 2006 at a current rent of £48,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
EPC Rating 79 Band D (Copy available on website).

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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