

THE WYKEBECK ARMS

SELBY ROAD, LEEDS, LS9 0EW



FREEHOLD DETACHED VACANT PUBLIC HOUSE

Wykebeck Arms

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HIGHLIGHTS INCLUDE:

- Large Detached Public House
- Ground Floor Trading Accommodation
- First Floor Living Accommodation
- Beer Patio and Car Parking
- Fronting the B6159
- Three Miles East of Leeds City Centre
- The Site Extends to 0.56 acres

LOCATION

The Property is located fronting the B6159, close to its junction with the A64, in the Halton district of Leeds. Halton is a residential district, three miles east of Leeds city centre.

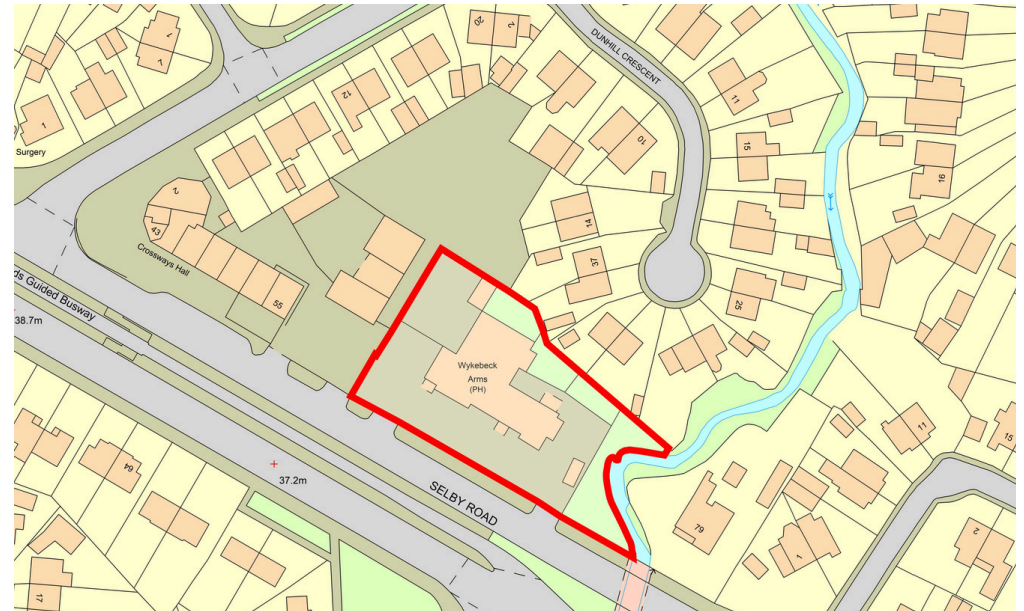
The surrounding locality is generally residential in nature, close to Primrose Valley Park, with local businesses fronting the B road.

DESCRIPTION

The Property comprise a two storey public house of rendered elevations, set beneath a pitched slate covered roof. To the side and rear there are single storey flat roof extensions.

To the rear, there is a former beer patio with a free standing shelter, along with an enclosed service yard. There is car parking presently configured to accommodate approximately 20 vehicles.

Overall, the site extends to 0.56 acres.



ACCOMODATION

The main entrance leads into an open plan public bar with games area to the side. Interconnecting central bar survey with a kitchenette to the middle.

Lounge area to the side, which leads to a rear function room with stage area. The trading accommodation has raised split level perimeter seating throughout. There are two sets of customer WC's.

The first floor is private living accommodation providing four bedrooms, kitchen, bathroom, office and dining room. Pull down step ladder access to the attic.

To the basement, there is a large beer cellar and stores. Plant room and former football team changing room.

TENURE

The Property is held freehold on title number WYK692386.

GUIDE PRICE

Unconditional offers over £375,000 are invited for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £7,350.

PLANNING

The Property is not listed nor located within a Conservation Area.

LICENCE

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



SERVICES

We are verbally advised that all mains services are connected to the Property.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

EPC

The Property has an EPC rating of C-72.

VAT

VAT will 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 require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

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





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