

# LIQUORICE BUSH

8 MARKET PLACE, PONTEFRACT WF8 1AX

LIQUORICE BUSH

**FREEHOLD TOWN CENTRE PUBLIC HOUSE FOR SALE**

savills



# LIQUORICE BUSH

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LUXURY GENTLEMAN'S GROCERY

TO THE YARD

No 1

LOUNGE BAR

SUNDAY LUNCHES 3 MILETS GAPS 11.00 COOKED FRESH

AB ROOFING SOLUTIONS LTD COMMERCIAL ROOFING SPECIALISTS

AB ROOFING SOLUTIONS LTD COMMERCIAL ROOFING SPECIALISTS SHEFFIELD 0142729400 DURHAM 01914647410 Free phone 08009177883

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# LIQUORICE BUSH 8 MARKET PLACE, PONTEFRACT WF8 1AX

## HIGHLIGHTS INCLUDE:

- Mid-Terraced Public House
- Town Centre Location
- Ground Floor Trading Accommodation
- Upper Floor Living Accommodation
- Fronting Market Place
- The Site Extends to 0.05 acres

## LOCATION

The Property is located fronting Market Place within Pontefract town centre in the Wakefield district of West Yorkshire. Pontefract is a historic market town situated approximately nine miles east of Wakefield city centre and 13.5 miles south east of Leeds.

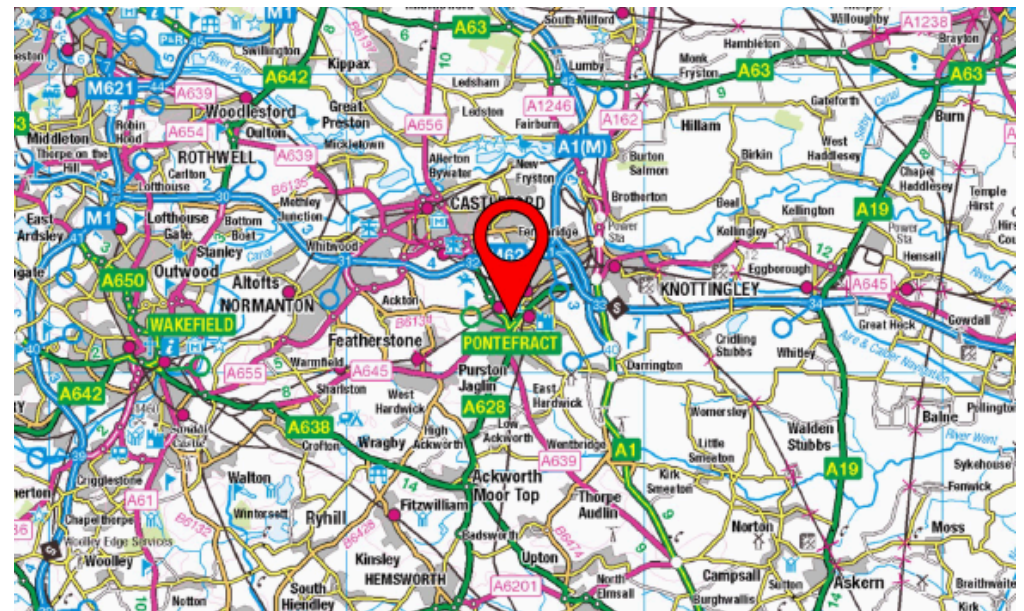
The surrounding locality comprises predominantly a mix of retail and leisure occupiers, between the Pontefract Town Hall and Pontefract Buttercross, with local and national businesses fronting Market Place. Nearby leisure operators include The Printers Draft, The Red Lion and The Ancient Borough Arms.

## DESCRIPTION

The Property comprises a three storey, mid-terraced and Grade II Listed public house, constructed in the late 18th century. The elevations are of brick construction and partially painted, set beneath a pitched slate covered roof. The Property has a recessed ground floor entrance with a variety of listed features to the front elevation. To the rear, there is a single storey flat felt roof extension.

To the side, there is an enclosed narrow service yard accessed via an alley.

Overall, the site extends to 0.05 acres.



## ACCOMMODATION

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**Ground Floor:** The ground floor comprises an open plan trading area with an L-shaped bar servery and seating capacity for approximately 60 customers. Traditional trading accommodation with snugs to the front and a raised lounge area to the rear. Ancillary trade areas include the customer WCs.

**Basement:** There is a large beer cellar and associated stores.

**Upper Floors:** There is a catering kitchen on the first floor. There is private living accommodation arranged over the first and second floor consisting of a domestic kitchen, office, bathroom, living room, boiler room and two bedrooms.

## TENURE

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The Property is held freehold on title number WYK488526

## GUIDE PRICE

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Unconditional offers over £175,000 plus VAT are invited for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

## RATING

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The Property is listed in the 2023 Rating List with a Rateable Value of £8,500.

## PLANNING

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The Property is Grade II Listed and located within the Pontefract Market Place Conservation Area.

## LICENCE

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



## SERVICES

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

## FIXTURES AND FITTINGS

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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

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The Property has an EPC rating of D-95

## VAT

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VAT will be applicable at the prevailing rate.

## LEGAL COSTS

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

## MONEY LAUNDERING

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

## VIEWINGS

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





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