

24/01/2022

Horse & Farrier, Farriers Croft, Bradford, West Yorkshire, BD2 1ET

Due to a high level of interest and in order to bring this matter to a close, our client has given instructions for us to invite best and final offers from all interested parties.

We are seeking your written offer for the property by no later than **5 PM on Wednesday 2nd February 2022**.

The offer should confirm:

- **Identity of the Purchaser** – to include the name, address and company registration number if being purchased through a company.
- **Purchase Price** – clearly state your proposed purchase price.
- **VAT** - we are advised that VAT will be payable on the purchase.
- **Timescales** – your proposed timescales for exchange and completion.
- **Source and Proof of Funding** – confirmation of how the property will be funded along with clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- **Conditions** – any conditions attached to the offer i.e. survey, planning or valuation.
- **Approvals** – details of any board or third party approvals required.
- **Solicitors Details**
- **Anti-Money Laundering** – Please be advised that once your offer has been approved in accordance with recent legislation, we will require full identification documents for the beneficial owner of the purchasing entity before being able to agree heads of terms.

Offers to be submitted in writing by email to henry@jamesabaker.co.uk and evija@jamesabaker.co.uk

Horse & Farrier

Farriers Croft, Bradford, West Yorkshire, BD2 1ET



For Sale Freehold Licenced Premises Guide Price OIEO: £300,000 Plus VAT Sole Selling Agents

- Traditional public house located in a densely populated residential area of Bradford
- Benefitting from substantial customer parking facilities
- Private accommodation spread across the first floor
- Total plot amounting to circa 0.68 acres
- Considerable scope for a range of uses subject to the necessary consents

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Location

Bradford is a large city in the county of West Yorkshire situated approximately 9 miles west of Leeds and 12 miles north of Huddersfield with a population of approximately 540,000. The property is located on the outskirts of central Bradford in the densely populated residential area of Swain House; the immediate surrounding area comprises primarily private residential dwellings with a number of retail and licenced properties spread throughout the area. The site also benefits from accessible transport links including the A6177 and A658 which helps to connect Bradford to surrounding areas such as Leeds, Keighley and Guiseley.

Accommodation

The internal trading areas are open plan and feature two distinct spaces comprising a main bar area upon entry to the left and a pool/games room to the right; both areas surround a single central servery. The main bar area (approximately 45 covers) is spread across two tiers and currently accomodates table and chair/perimeter seating. The secondary bar area is similar in size and comprises space for a approximately 40 additional covers. Both areas a currently arranged for informal drinking and dining.

Ancillary trade areas comprise customer WCs, commercial kitchen, beer stores and cellarge.

Private accommodation is spread across the first floor and comprises four double bedrooms (one of which is currently used as an office), bathroom, lounge and kitchen.

Externally and to the rear of the property there is a benched trade patio suitable for outdoor drinking in addition to a small decked area with a smoking solution (40 covers).

To the anterior and side of the property there is customer parking facilities for approximately 40 vehicles.

Total ground floor GIA of approximately 3,441 square feet.

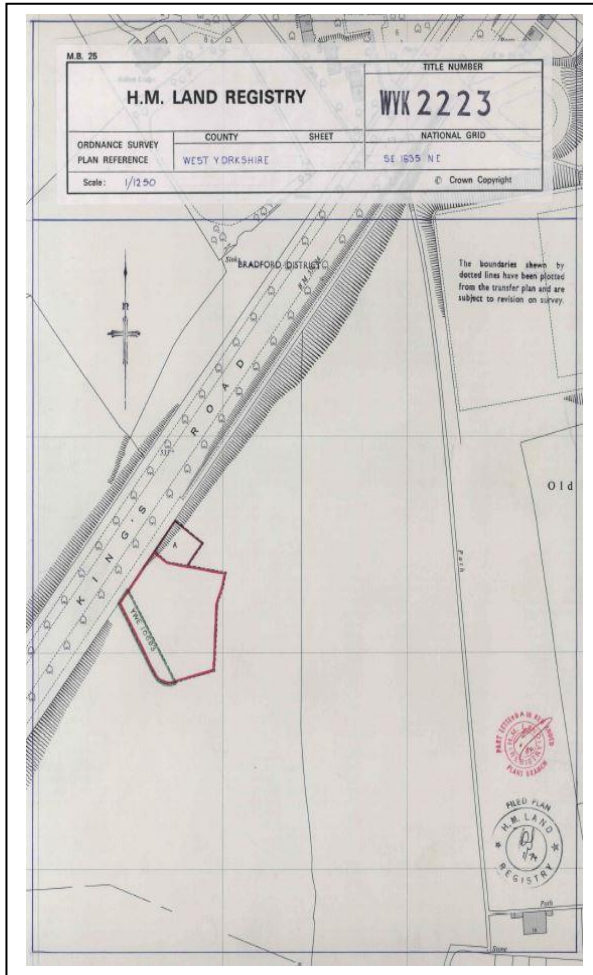
The building sits on a total plot amounting to circa 0.68 acres.

The Horse & Farrier offers considerable scope for local public house operators. The property also has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.

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General Information

Rating

The current Rateable Value is assessed at £15,750.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

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

Trading

The premises are currently closed.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

An EPC has been requested.

VAT

VAT will be applicable on the sale of this property.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any purchaser to provide proof of identity along with any other required documents.

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Agent Details

For further details please contact



Henry Boshier
Agency Surveyor, Leeds



07800 580 659



henry@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers 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 item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



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