



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**INCOME PRODUCING
INVESTMENT INCLUDING
DETACHED DWELLING**

**580/580A WAKEFIELD ROAD, OSSETT,
WEST YORKSHIRE, WF5 9QJ**

602m² (6,484 sq ft) plus 5 bed dwelling



- Substantial snooker club occupied by way of a 9 year lease with current rent £27,500 per annum
- Includes adjacent attractive and spacious 5 bed detached dwelling
- Conveniently located only a short distance from Ossett town centre and easily accessible to M1 (junction 40)

0113 2348999

Location

White Rose Pool & Snooker Club, 580 Wakefield Road is situated on the boundary of Wakefield with Dewsbury only a short distance from Ossett town centre. The immediate area is principally residential with some commercial uses and a new Lidl store has been constructed between the property and Ossett town centre (on Kingsway).

Ossett continues to be a desirable location being between Wakefield and Leeds City Centres, being easily accessible to the M1 motorway (junction 40 of the M1 being connected by Wakefield/Dewsbury Road or the 'Mad Mile' dual carriageway).

Description

The White Rose Pool & Snooker Club comprises a substantial part single part two storey club building with club/lounge areas at ground floor level, large basement and a self contained first floor apartment. The club building has been extended on a number of occasions.

Adjacent the club is a substantial 5 bed detached brick built dwelling (which will previously have been the stewards accommodation). The property has had significant renovations and extensions both internally and externally over recent years.



The club benefits from a forecourt area to the front (off Wakefield Road) and the house from a private paved/garden area to the front and side (which does benefit from timber fencing and gates).

Accommodation

White Rose Pool & Snooker Club

Ground Floor 410.63m² (4,420 sq ft)
Comprising lounge bar, toilets, kitchenette, pool hall, lower bar, lounge and entrance hall.

Basement 46.37m² (500 sq ft)
Comprising storage and includes gas fired central heating boiler.

First floor apartment 145.31m² (1,564 sq ft)

Comprising 5 bedrooms, kitchen with range of fitted units and cupboards, lobby, bathroom, shower room and lounge.

Gross Internal Floor Area 602.31m² (6,484 sq ft)

580a Wakefield Road (detached dwelling)

Ground floor

Comprising dining room, cloakroom, kitchen with fitted units and worktop, lounge and pantry/boiler room.

First floor

Landing leading to 5 bedrooms, house bathroom along with shower room.

Services

We are advised mains water, sewer drainage, electricity and gas are connected to both buildings and they do benefit from individual appliances including lighting and gas fired central heating. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised White Rose Pool & Snooker Club is assessed at Rateable Value £15,500.

We are advised 580a is assessed for Council Tax purposes (Band C).

Energy Performance Certificate

The premises has the following EPC rating (EPCs available upon request):-

C (51)

Lease Terms

White Rose Pool & Snooker Club occupy the whole of the club, including the first floor apartment, by way of a 9 year lease from September 2015 with a current passing rent of £27,500 per annum exclusive. The lease does include options to break upon every third anniversary although we are advised they did not exercise their option to break in 2018.

580a Wakefield Road (5 bed detached house) is offered with vacant possession.

Price

Seeking offers in the region of £525,000.

VAT

All rents are prices are quoted exclusive of VAT and VAT to be charged at the appropriate rate, if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Our Ref: 2665/A/M
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Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.