



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

CLUB PREMISES

**ALMONDBURY WORKING MEN'S CLUB & INSTITUTE,
17 SOUTHFIELD ROAD, ALMONDBURY,
HUDDERSFIELD, HD5 8RY**

740.89m² (7,964 sq ft)



- Long established social club premises suitable for alternative uses (STP)
- Located within walking distance of Almondbury village centre
- Available with vacant possession

0113 2348999

Location

The premises are located on the edge of the village of Almondbury, 2 miles to the south east of Huddersfield town centre. The premises are positioned fronting Southfield Road, within an area of predominantly residential land use, with the village amenities close by.



Description

The premises comprise adjacent and interconnecting single and two storey buildings of stone and brick construction under a series of predominantly pitched slate covered roofs.

The premises occupy a rectangular shaped site with concrete surfaced forecourt providing parking to the highway.

The social club has accommodation providing function rooms, bars, catering kitchen, WC's, stores and beer cellar.

Accommodation

The accommodation is summarised as follows:-

Floor	Description	M ²	(sq ft)
FF	Catering kitchen, general office, function room & store	135.35	(1,457)
GF	Function room & bar	230.35	(2,479)
	Entrance, hallway & ladies WC's	37.77	(407)
	Bar, bar lounge & disabled WC	109.67	(1,180)
	Snooker room, bar & WC's	92.40	(6,517)
Cellar	Beer cellar & stores	-	-
	TGIFA	740.89	(7,954)

Services

Mains water, sewer drainage, electricity and gas are connected to the property. No tests have been carried out and prospective purchasers must satisfy themselves with regard to the condition and capacity of services and building installations.

EPC

To be confirmed.

Business Rates

We are advised through enquiries of the Valuation Office website the premises are assessed as: follows-

Club & Premises RV £11,500

Future RV £15,750

The National Uniform Business Rate for 2023/24 is 49.9p in the £ for assessments below £50,000, ignoring transitional phasing relief and allowances to small businesses.

Tenure

The premises are held by way of 999 year leases at a fixed nominal rent.

Price

Offers in the region of £250,000.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

VAT

The price is quoted exclusive of VAT, if applicable.

Legal Costs

Each party to be responsible for their own legal costs in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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Our Ref: 3351/A/S
February 2023

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.