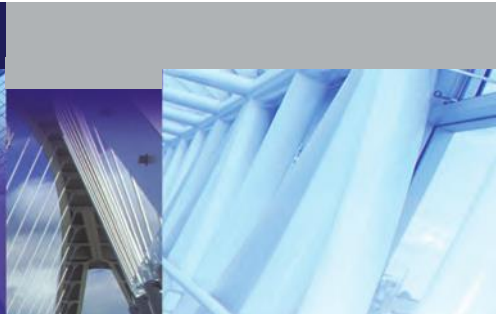




Michael Steel & Co
PROPERTY CONSULTANTS



FOR SALE

TOWN CENTRE PUBLIC HOUSE WITH REDEVELOPMENT POTENTIAL (STP)

**FORMER 'COCK & BOTTLE', 7 BANK STREET, OSSETT,
WEST YORKSHIRE, WF5 8PS**

341m² (3,674 sq. ft)



- Town centre public house with living accommodation at first floor (requiring refurbishment)
- Well located in Ossett town centre with nearby occupiers including Iceland opposite popular Ossett Market
- Only 5 miles from Wakefield City Centre & potential for redevelopment/conversion to provide commercial/retail units (STP)

0113 2348999

Location

The former Cock & Bottle public house is situated on Bank Street in the centre of Ossett. The property is close to Ossett Police Station adjacent to the pedestrian area of Ossett town centre with a large Iceland store nearby. To the rear of the property – on Illingworth Street – is a large public Pay & Display car park which is accessed from Ossett 'ring road'.

Ossett is well located for access throughout the region with main arterial routes linking the North Kirklees/Heavy Woollen District and Wakefield, and in particular being close to M1 motorway (Junction 40).

Description

The former Cock & Bottle comprises a part single part two storey and cellar stone and part rendered public house with part pitched part flat roofs requiring refurbishment following water damage.



Outside there is a paved area to the front with benches. Nearby, to the rear, there is a large public Pay & Display car park.

Accommodation

Cellar	43m ² (467 sq. ft)
Providing beer cellar	
Ground floor	174m ² (1,873 sq. ft)
Comprising rear kitchen area, store along with two bar areas.	
First floor	124m ² (1,334 sq. ft)
Comprising office/bedroom, living room, bathroom and two bedrooms.	
Gross Internal Floor Area	341m² (3,674 sq. ft)

Services

We are advised the premises benefit from mains water, sewer drainages and electricity in addition to individual appliances including heating and lighting. 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.

Energy Performance Certificate

The property has an energy rating of C (55).

Non Domestic Rating

We are informed by the Valuation Office website the premises are assessed as:-

Public House & Premises RV £9,400

The National Uniform Business Rate for 2025/26 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are verbally advised by the Local Authority the premises have a long established use as a public house but could be suitable for a variety of commercial/retail uses and/or with residential above (STP).

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield District Council Tel: 01924 306417.

Price

Reduced for quick sale to only offers in the region of £275,000.

VAT

All prices are quoted exclusive of VAT.

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.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Richard Barker

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richard@michaelsteel.co.uk

Our Ref: 3337/A/M
Updated October 2025

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.