



No 1 Club

Kimberley Street, Featherstone, Pontefract, Yorkshire, WF7 6EJ

Freehold £300,000

- Town centre location
- Large, purpose-built pub on a large plot of land
- Two trade areas
- Two bedroom owners accommodation
- Approximately 0.33 of an acre
- Large building with development potential

Ref: 91621

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SP Sidney
Phillips



LOCATION

Featherstone is located in the county of West Yorkshire, in the Yorkshire and the Humber region of England, two miles south-west of the town of Pontefract and six miles east of the major city of Wakefield.

Positioned in the heart of Featherstone, home to the famous Featherstone Rovers Rugby Club, this little town is popular with commuters working in Leeds, Wakefield and Sheffield. The area has undergone recent development and lots of new homes are being built.

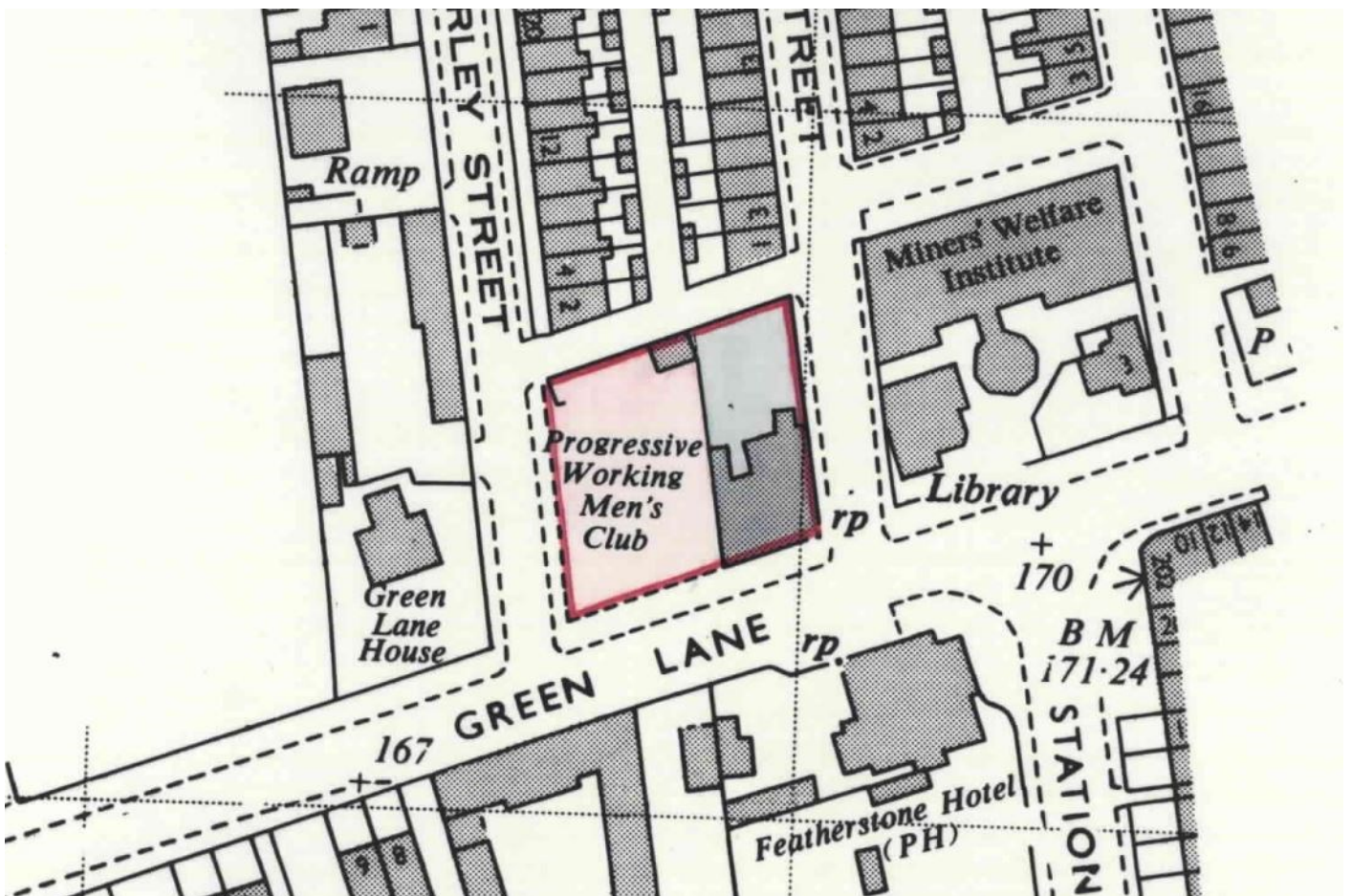
This property offers huge scope for refurbishment, change of use or development, subject to the relevant planning permissions.

PROPERTY

- PUBLIC BAR
- LADIES' AND GENTLEMEN'S WCs
- GROUND FLOOR CELLAR
- LOUNGE BAR
- TRADE KITCHEN
- 2 DOUBLE BEDROOMS
- KITCHEN
- LIVING ROOM
- BATHROOM

THE BUSINESS

The No1 Club has been owned and occupied by the current owner for over 25 years and they now wish to sell due to retirement. Although the pub is now closed, the building itself is a great size and does have potential to refurbish back into a thriving business. We are of the opinion that the property would also be suited for a change of use or residential development.



TENURE & PRICE

FREEHOLD £300,000 to include fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

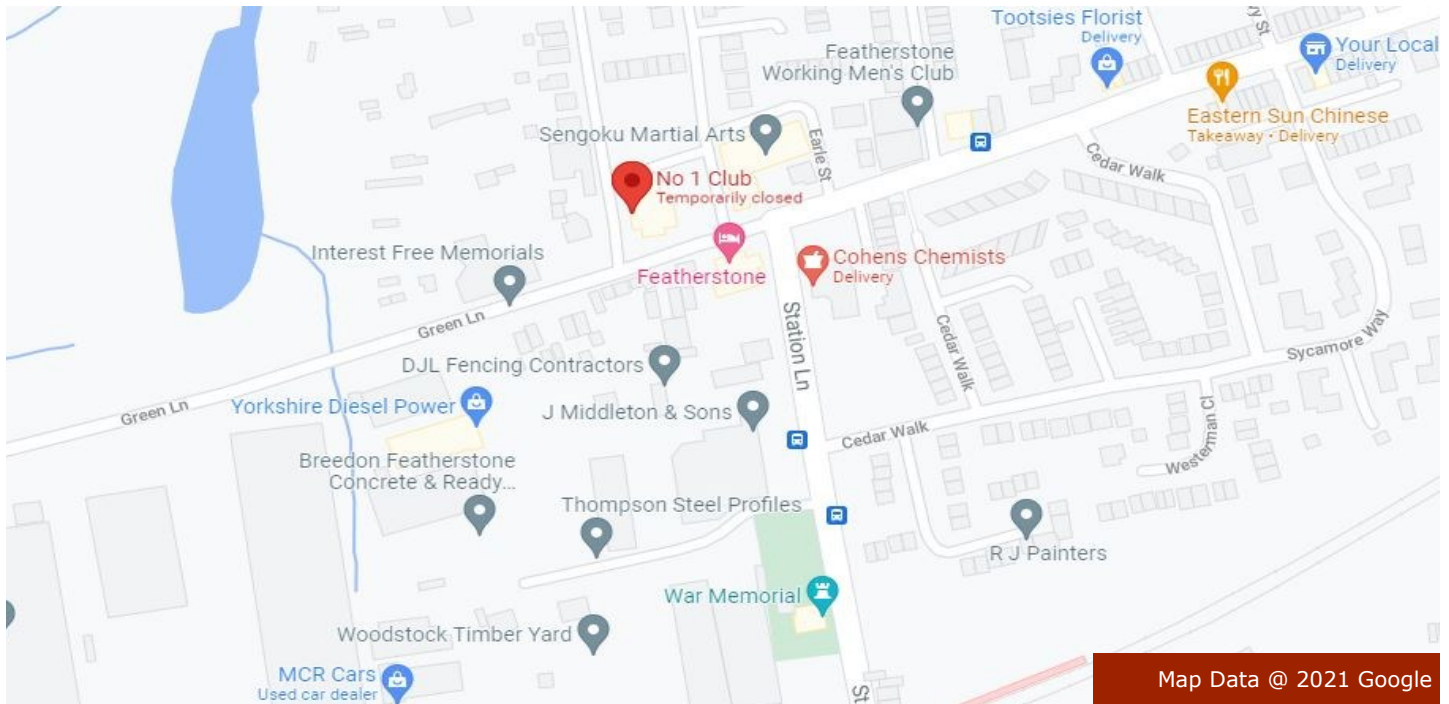
A full Premises Licence is held between the hours of 11:00–01:00 seven days a week.

SERVICES

All mains services are connected.

Rateable Value: £8,600

Local Authority: Wakefield Metropolitan District



awaiting
epc

BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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