

bramleys
COMMERCIAL

To Let

**The Ulleskelf Arms
Church Fenton Lane
Ulleskelf
Tadcaster LS24 9DW**

**Rent £24,000
Per annum**



PUBLIC HOUSE IN TRADITIONAL VILLAGE LOCATION

- **FREE FROM TIE**
- **With 2 bedroom 2nd floor living accommodation and further accommodation at 1st floor level**
- **Benefiting from fully equipped bar and kitchen**
- **Large car parking area**

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DESCRIPTION

The Ulleskelf Arms occupies an attractive detached building with accommodation arranged over 3 floor levels with ancillary basement. The public house accommodation includes main bar, lounge, games rooms, kitchen area and toilet facilities and extends to approximately 1,571ft² in addition to having the use of beer cellars of a further 653ft². The bar and lounge areas are finished to a good modern standard having been refurbished within the last 5 years, including wood effect flooring, spotlighting and provides a well finished bar premises.

The first floor has been partly refurbished to 4 letting rooms, although these are currently unfinished, however presents the tenant with an opportunity to renovate this area and generate an enhanced income. The second floor provides 2 bedroom living accommodation which has recently been occupied by the proprietor.

The availability of the lease on these public house premises presents an excellent opportunity for a new proprietor, including husband and wife teams, or multiple pub operators, to take a lease on this excellent traditional pub which benefits from having private car parking and beer garden to the rear. The lease is available without tie, offering the prospect of entering into supplier arrangements with the new proprietor's chosen breweries.

The premises are well positioned in the attractive village of Ulleskelf a short distance from Church Fenton, and has historically benefited from trade from local residents and surrounding villages and towns, including Castleford, Pontefract and Tadcaster.

LOCATION

The property is positioned along Church Fenton Road in the north Yorkshire village of Ulleskelf approximately 4.5 miles to the southeast of Tadcaster and 15 miles to the southwest of York. Ulleskelf is close to the villages of Church Fenton, Barkston Ash, Bolton Percy and Appleton Roebuck.



ACCOMMODATION

Basement Including range of cellar stores	60.67m ² (653ft ²)
Ground Including kitchen, preparation area Games room, main bar, lounge Toilet facilities	145.95m ² (1,571ft ²)
First Kitchen Rooms Requiring refurbishment 5 partitioned letting rooms and bathroom	84.63m ² (911ft ²)
Second 2 bedrooms, lounge and bathroom	60.20m ² (648ft ²)

SERVICES

The property is all mains electricity water and drainage. There is no gas supply to the property. There is an LPG supply which fires the central heating.

LICENCE

The property holds a premises licence – hours to be confirmed.

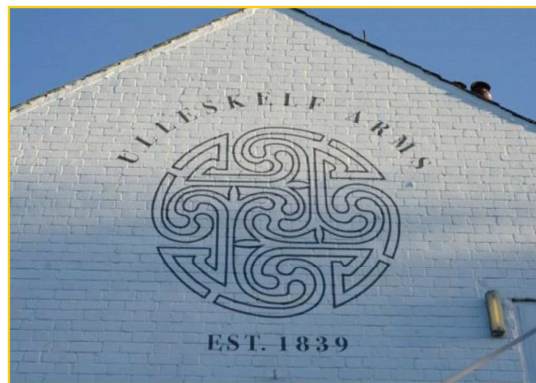
LEASE TERMS

The property is offered by way of a new lease for a minimum term of 10 years to incorporate 5 yearly rent reviews and impose full repairing and insurance liabilities on the tenant.

RENT

£24,000 per annum

EPC ASSET RATING C (61).



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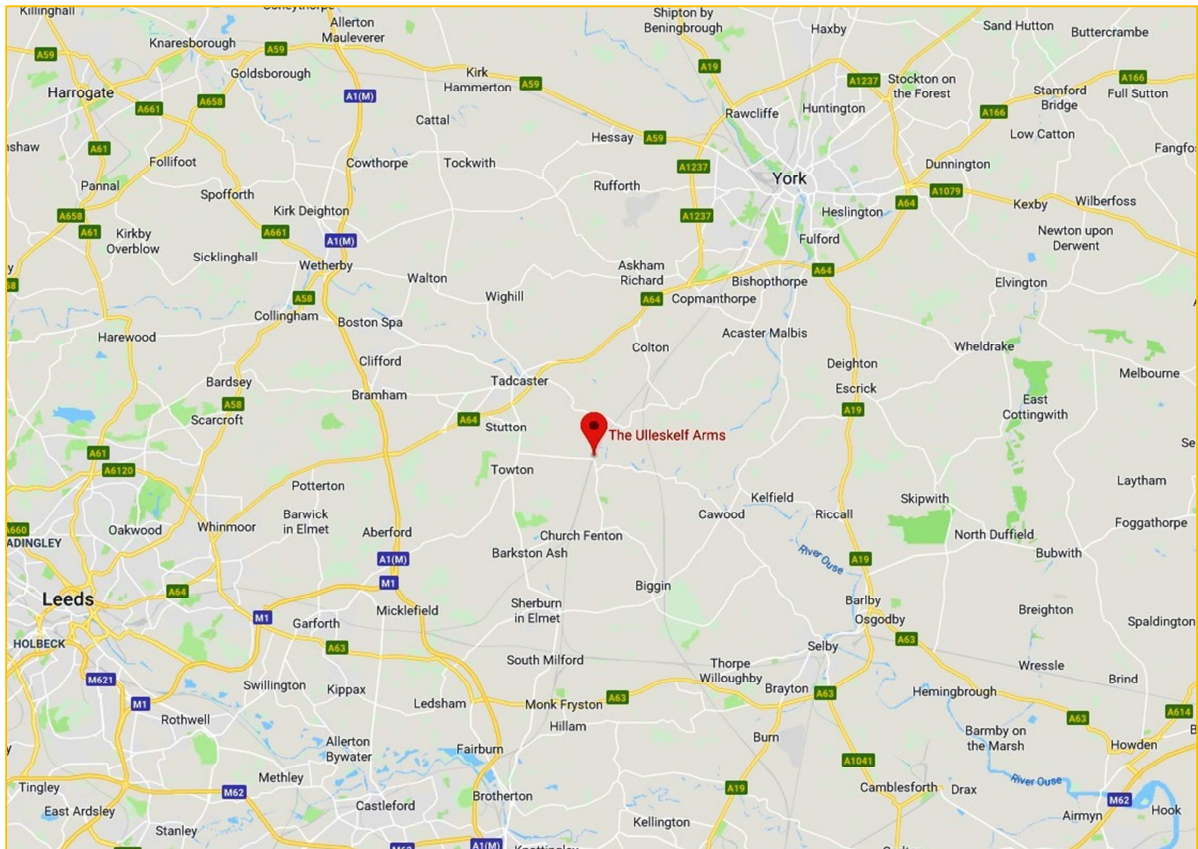
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Public House Accommodation



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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