



Ernest Wilson

Part of **Eddisons**

BUSINESS PROFILE

T: 0113 238 2900

ernest-wilson.co.uk

Birstall and Batley RAFA

Former Bar / Social Club

Broughton House, Cambridge Street, Batley, West Yorkshire, WF17 5JH



PROPERTY, OFFERS OVER £380,000

- Substantial and imposing freehold commercial property
- Offered with vacant possession and would suit a wide variety of uses
- Prominently positioned in the heart of Batley's vibrant and bustling town centre
- Early viewing is strongly recommended

REF 591176



FORMER BAR / SOCIAL CLUB

An exceptional opportunity has arisen to acquire a substantial and imposing freehold commercial property, prominently positioned in the heart of Batley's vibrant and bustling town centre. This striking building occupies a prime location and offers expansive internal accommodation arranged over three floors. Having traded for many years as the Batley and Birstall Royal Air Force Association social club, the property is now offered with vacant possession and presents a rare chance for investors, developers, or owner-occupiers to repurpose a characterful premises in a strategic location with lots of nearby parking.

The size, layout, and character of the property make it suitable for a wide range of potential uses, subject to any necessary planning consents. These could include a licensed restaurant or bar, an events or wedding venue, a furniture or carpet showroom, a community or cultural centre, or a residential conversion into apartments. The scale and flexibility of the premises make it an ideal canvas for redevelopment or repositioning.

Batley is an expanding town in West Yorkshire, strategically located close to both the M62 and M1 motorways, allowing easy access to Leeds, Bradford, Wakefield and Huddersfield. The town also benefits from a nearby railway station, enhancing its connectivity and appeal to commuters and visitors alike. The area continues to undergo investment and regeneration, increasing demand for quality commercial and residential space.

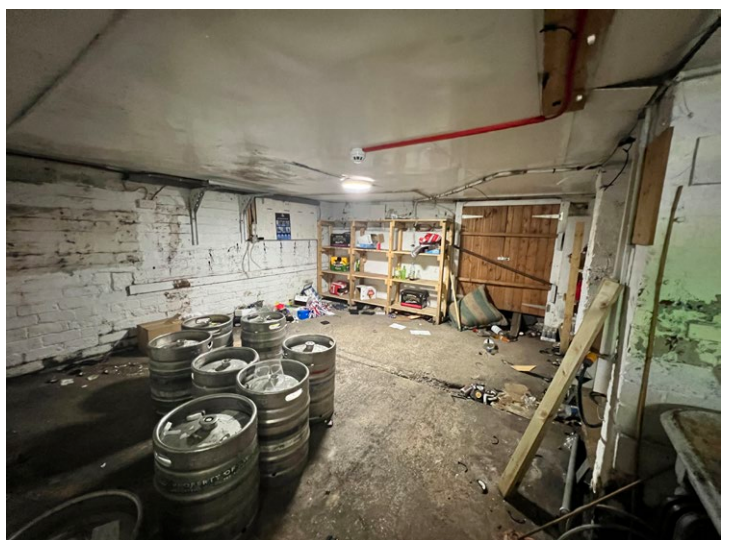
THE PREMISES

The ground floor comprises a welcoming reception area leading into a substantial bar and lounge space, extending to approximately 156.5 square metres. This space is divided into two distinct areas, both served by a central bar. Also on the ground floor is a kitchen (13.6 square metres), separate ladies and gents WC facilities, and a beer cellar / storage area located behind the bar.

To the rear, a staircase leads to a mezzanine landing, which features a fire exit and an alternative disabled entrance. This level also includes a ladies WC and a dedicated disabled WC. A wheelchair lift provides access to the first floor, where a large dance hall with its own bar, seating areas and a spacious dance floor with raised stage is located. This space totals approximately 176.8 square metres and includes storage areas behind the bar. A further staircase leads back down to the main reception area.

The second floor provides additional space, including a former committee room that is currently used for storage, along with further ancillary storage rooms.

This is a truly unique opportunity to acquire a large, centrally located property in a well-connected and growing town. The freehold sale represents excellent value for money and offers significant potential for redevelopment or re-use. Early viewing is strongly recommended to appreciate the scale, flexibility and potential this site offers.











Price:	Property, Offers Over £380,000.
Tenure:	Freehold.
EPC:	EPC Band D.
REF:	591176.

Viewing: Please contact our Leeds office on 0113 238 2900 if you wish to arrange a viewing appointment for this property or require further information.

For confidentiality purposes and to respect any staff and customers who are unaware that the business is for sale, please do not approach the business direct or attempt to make contact with the owners without a prior appointment made via our office.

Why not contact us and arrange a no-obligation appointment to meet one of our friendly sales negotiators who can offer real assistance in finding the right business for you.

We will be happy to provide you with further information on businesses for sale together with the assurance that you will be in the forefront of our minds when new, suitable businesses come to the market.



ERNEST WILSON BUYERS SERVICE

Here at Ernest Wilson we know that purchasing a business, whether you're a first time buyer or have bought previously, has the potential to be a little overwhelming at times and throw many unanswered questions at you. If you're thinking of buying a business and would like to have a chat with a specialist who can talk you through the process from start to finish and answer all your questions, we would love to meet with you!

What can I expect from the Ernest Wilson Buyers Service?

This is an informal, free of charge discussion with one of our friendly Business Consultants over a cup of tea or coffee.

The consultation normally takes about an hour, but we can spend as little or as long with you as you like. We will talk about your specific criteria that's important to you in a business, and tailor a search of businesses that meets your personal requirements.

You are not obliged to buy, or even view a business after your meeting but most potential buyers find a meeting with us to explore their options extremely helpful and we're sure you will too!

What will we discuss?

We are happy to answer any questions you have, but an idea of some questions that most buyers ask are:

How do other purchasers choose which type of business to buy and why do some buy freehold and some buy leasehold?

What questions should I ask at a viewing?

If I find a business I want to buy, what are the next steps?

How do I assess the profitability of a business?

How do I know a business is taking the advertised turnover?

How does a lease work?

What happens if I need to raise a loan and how much can I raise?

How is a business valued?

**WHY NOT GET IN TOUCH TODAY
AND ARRANGE A TIME AT YOUR
CONVENIENCE TO MEET WITH US?**

You can e-mail us at sales@ernest-wilson.co.uk,
or call on **0113 238 2900**.

We look forward to hearing from you!

Business rates relief is a scheme to provide small businesses with relief from paying non domestic rates. If you were to acquire a business with a Rateable Value of £12,000 or less then provided that it is your only business premises you would be eligible for the relief and pay no business rates at all. Where the Rateable Value is between £12,001 and £15,000 tapering relief is available.

The particulars and details contained herein are for the general guidance of intending purchasers and lessees and do not constitute any part of an offer contract. All description and any other details are given without responsibility on the part of Ernest Wilson or their vendor client and any intending purchasers tenants should not rely on them as statements or representations of fact. All intending purchasers of tenants should satisfy themselves to the correctness all / any statements made herein prior to making any offer by inspection or otherwise. Neither Ernest Wilson or their employees make or give any representation warrant whatsoever in relation to the business and / or property described herein.



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