



**FORMER LEGENDS BAR  
315 BRADFORD ROAD  
BATLEY, WF17 6HY**



**TO LET (May Sell)**

**Substantial Former Public House Premises  
Extending to a Total of Approx. 246.47 sq. m. (2,653 sq. ft.)  
To Include Conservatory, Beer Cellar etc.,  
With First Floor Accommodation, Car Parking Areas etc.**

**RENT - £35,000 Per Annum Exclusive**

# FORMER LEGENDS BAR – 315 BRADFORD ROAD BATLEY, WF17 6HY

## LOCATION

The property occupies an established position, with substantial frontage to Bradford Road (A652) in Batley. The property is directly opposite Brooklands Bar, near to Snooty's and Oasis take-away's and within easy reach of Eden Banquets, JD Gyms, Zucchini's restaurant etc. In the immediate vicinity are also Golden Pizza, Starbucks, Lala's, Kake Temptations, Oodles, Sizzlers etc.

Car parking is available on-street nearby.

## DESCRIPTION

The property comprises a substantial former public house building, suitable for a variety of uses including restaurant, bar etc., and benefits from a large conservatory style covered area to the front, male & female toilet facilities and first floor additional accommodation.

The building benefits from car parking areas at either end with direct access from Bradford Road.

## ACCOMMODATION

The property provides the following approximate floor areas:-

Bar/Restaurant Area	138.61 sq. m. (1,492 sq. ft.)
Conservatory	89.56 sq. m. (964 sq. ft.)
Ancillary	18.30 sq. m. (197 sq. ft.)
Toilet Facilities	---

**Total Ground Floor Area Approx. 246.47 sq. m. (2,653 sq. ft.)**

## First Floor

Additional area extending over the main building, suitable for a variety of uses.

## SERVICES

The property is understood to benefit from all main services.

Please Note: none of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition, type and suitability.

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:	Public House & Premises
Rateable Value:	£12,000

The Uniform Business Rate for 2021/2022 is 51.2 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed subject to 5-yearly (upward only) rent reviews.

## RENT

£35,000 per annum exclusive (Plus VAT – if appropriate)

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for the property is:-

D - 77

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)

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**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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