

sharma
williamson

Chartered Surveyors
Commercial Property Agents

OF INTEREST TO OWNER OCCUPIERS, INVESTORS ETC.

New Beehive Inn
169/171 Westgate
BRADFORD
BD1 3AA



FOR SALE

- Prominent and Sizeable Traditional Public House/Hotel with Function Room and 17 en-suite Bedrooms
- Private Car Parking and Beer Garden Facilities (with possible re-development potential)
- Busy Main Road Location

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SITUATION

The premises occupy a prominent location on Westgate (B6144) close to the junction with Drewton Road/Hamm Strasse, on the periphery of Bradford City Centre.

Westgate is a busy vehicular thoroughfare with ease of access to Bradford City Centre, Forster Square Retail Park and the Oastler Centre (earmarked for relocation and subsequent redevelopment).

See <https://www.bradfordmarkets.com/>

The landmark Highpoint Building is currently in the process of being converted to high quality apartments.

PROPERTY/ACCOMMODATION

The property comprises a sizeable and imposing 3 storey detached Public House with 15 refurbished hotel rooms arranged over 2 upper floors to accommodate 35 people. The building has been extended to the rear whilst a separate annexe houses a further 2 rooms – which could also be used for staff facilities. The basement houses a useful function room.

The approximate gross internal floor areas are as follows:-

	Sq m	Sq ft
<u>Basement</u>		
Self contained function room with fitted bar, stage area, stores and beer cellar		
Male & female WCs		
Overall	23.8	2564
<u>Ground floor</u>		
Characterful bar area comprising games room, breakfast room, WCs		
Main bar area and rear music room/additional bar.		
Fully fitted catering kitchen with private office and staff WC off		
Overall	246.9	2658
<u>First floor</u>		
7 bedrooms with en-suite facilities		
Overall	175.8	1892
<u>Second floor</u>		
8 bedrooms with en-suite facilities		
Overall	175.8	1892
<u>Annexe</u>		
2 separate bedrooms both with en-suite facilities and connecting door	34.8	375

BUSINESS

The Business will be sold with the Property. See website [here](#) for further details.

Further details/copies of the latest accounts can be made available to seriously interested parties.

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Rateable Value:	£19,250
Rates Payable (approx.):	£9,856

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

BRADFORD CITY CENTRE GROWTH ZONE

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance with matters such as business rates, property improvements, recruitment etc. For further information please contact Invest in Bradford on 01274 437727 or go to: <https://www.investinbradford.com/support/city-centre-business-growth-scheme/>

SALE PROCESS

Best offers are sought for the property and business by **Mid-day, Friday 22nd October 2021**.

Guide price - £450,000 – Subject to Contract.

LEGAL COSTS

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

VAT

We are advised that VAT is not chargeable although our clients reserve the right to do so if appropriate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(Oct 2021)

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
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3. None of the building services or service installations have been tested and are not warranted to be in working order.
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5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

PHOTO GALLERY



Dedicated on site Car Parking



Side Beer Garden



Typical Guest Bedroom



Bar Area



Bar Lounge



External

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