

07 February 2018

The Globe, 326 Town Street, Bramley, Leeds, West Yorkshire LS13 2ES

Due to a high level of interest and in order to bring this matter to a close, our client has given instructions for us to invite informal Best and Final offers from all interested parties.

If you wish to submit an offer it should reach this office in writing by **Wednesday 14 February 2018 at 5.00 pm**

The following information will be required if you wish to submit an offer on the property:-

- The name, address and contact details of the Purchaser (if being bought through a company, please specify the Company Registered number and registered address).
- An offer in writing (email is sufficient) stating the amount you wish to pay for the Property.
- Anticipated date for exchange and completion of contracts.
- Any conditions of sale i.e. subject to contract, subject to survey, subject to valuation etc.
- How the property is going to be purchased i.e. fully cash funded, part bank funded.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- Details of the Purchaser's solicitors, including address, contact number and email address.

Please note that our client is not obliged to accept the highest offer, or indeed any offer.

If there are any matters that you would like to discuss, or further information is required, please contact Matt Whiteley via the details below.

The Globe

326 Town Street, Leeds, West Yorkshire, LS13 2ES



For Sale Freehold Licensed Premises Guide Price £245,000 plus VAT Sole Selling Agents

- Traditional two storey public house located in the populous district of Bramley in Leeds
- Prominently positioned at the junction of Broad Lane and the A657
- Extensive private owners accommodation spread across the first floor
- Ground floor GIA of 1,960 square feet sitting on a plot size amounting to circa 0.185 acres
- Alternate use opportunity subject to the granting of the necessary permissions

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Location

Bramley is a former industrial district of Leeds with a population of circa 21,680, located approximately 4 miles north west of the city centre and 6 miles north east of Bradford.

Prominently positioned at the junction of Broad Lane and the A657, the property is subject to a high level of passing trade and is surrounded by predominantly private residential dwellings.

Accommodation

The Globe is a two storey detached building of stone construction with a single storey addition to the side, which sit under a pitched tile roof.

Benefitting from 3 separate entrances and furnished in a traditional style throughout, the internal trading area is a open plan and set around a single servery, comprising a bar/lounge area set out for informal eating and drinking, and a further games area.

Ancillary trade areas include a commercial kitchen, customer WC's, an extensive basement cellarge and stores.

The extensive private accommodation is spread across the first floor and has the benefit of separate access, comprising four double bedrooms, a living room, kitchen with additional pantry, office and bathroom.

Externally and to the side, there is a benched trade patio and car parking with space for up to 22 vehicles (a proportion of the car park is leased from Leeds City Council with an annual rent of £2,250 plus VAT per annum). A private owners yard with a single garage is to the rear of the pub, whilst to the front is a benched seating area for customers.

Ground floor GIA is approximately 1,960 square feet.

The pub sits on a plot size amounting to circa 0.185 acres.

The Globe offers considerable scope for local and regional public house operators or ethnic cuisine restaurateurs to introduce a new offer to the Bramley area. The property has the potential for a wide range of alternate uses and is likely to be of interest to local and regional investors, developers and builders.



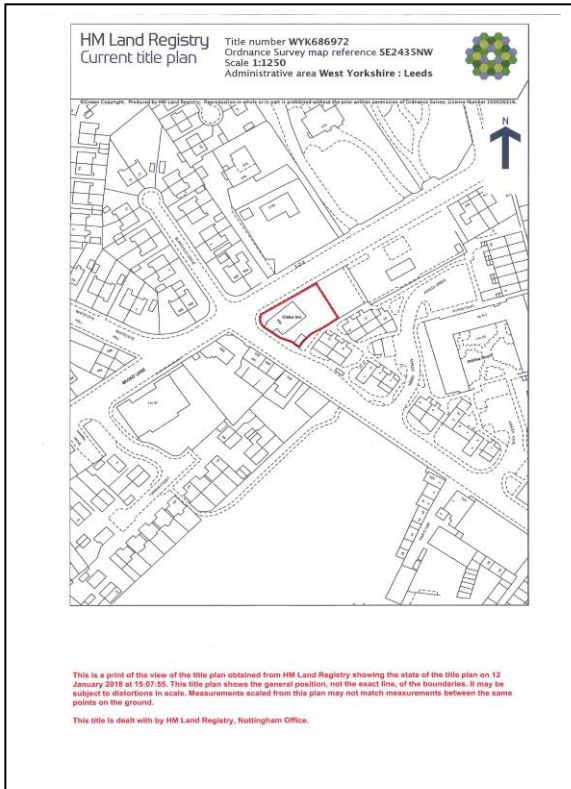
☎ 0113 8800 850

Second Floor, 17/19 Market Place, Wetherby, Leeds LS22 6LQ
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General Information

Rating

The current Rateable Value is assessed at £19,000.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently closed.

Tenure

The public house is being sold freehold with vacant possession. A proportion of the car park is held on a leasehold basis from Leeds City Council with a rent payable of £2,250 per annum.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

The property has an EPC rating of D. An EPC is available upon request.

VAT

VAT will be applicable on the sale of this property.

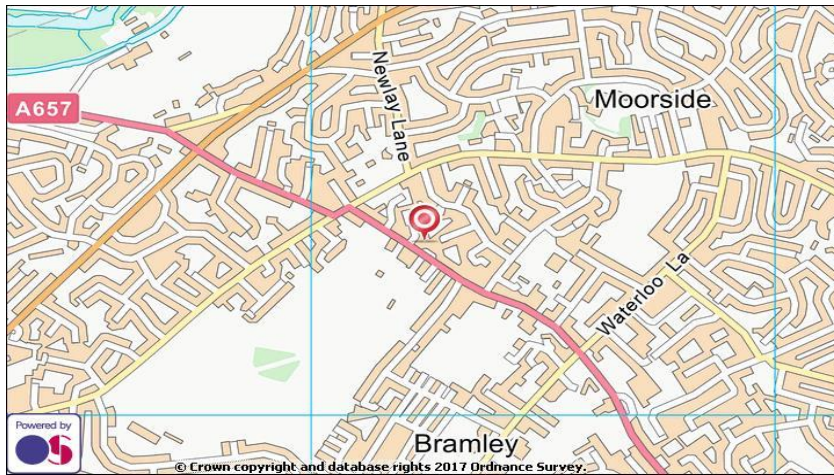


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Agent Details

For further details please contact



Matt Whiteley
Surveyor, Leeds



07814946979



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Charlie Newton
Surveyor, Leeds



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Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



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