

21 March 2018

The Ivy Hotel, 100 Valley Road, Pudsey, Leeds, West Yorkshire LS28 9EU

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 no later than **5pm on Wednesday 4 April 2018.**

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 Ivy Hotel

100 Valley Road, Pudsey, West Yorkshire, LS28 9EU



For Sale Freehold Licensed Premises Guide Price £195,000 plus VAT Sole Selling Agents

- Prominent roadside location fronting Valley Road located in a densely populated residential area of Pudsey
- In close proximity to Pudsey town centre
- Good sized internal trading areas with external trade patios and car parking for up to 10 vehicles
- Scope to further develop the wet trade
- Alternate use opportunity subject to obtaining the necessary permissions

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Location

Pudsey is a market town within the county of West Yorkshire with a population of approximately 22,400 residents, situated 6 miles west of Leeds and 5 miles east of Bradford. Positioned fronting onto Valley Road, the property is situated in close proximity to Pudsey town centre and is surrounded by predominantly by a number of private residential dwellings.

Accommodation

The Ivy Hotel is a two storey building of stone construction with painted and rendered ground floor elevations, which sits under a pitched tile roof.

Furnished in a traditional style throughout, the internal trading floor is open plan and split level, arranged around a single central servery, comprising main bar area currently set out for informal drinking, and a games/entertainment area currently arranged for up to 50 covers.

Ancillary trade areas comprise customer WC's, storage rooms and basement cellarage.

Private accommodation can be accessed separately and is situated on the first floor, comprising one double bedroom, a single bedroom/office, living room, kitchen and bathroom.

Externally and to the rear, the property benefits from a good sized car park with space for up to 10 vehicles, small trade patio and storage areas, whilst to the front there is a benched trade patio.

Ground floor GIA is approximately 1,698 square feet.

The pub sits on a plot size amounting to 0.24 acres.

The Ivy offers considerable scope for local, wet led public house operators to build on the existing local trade. The property has potential for residential conversion or a range of commercial uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers, builders and investors.



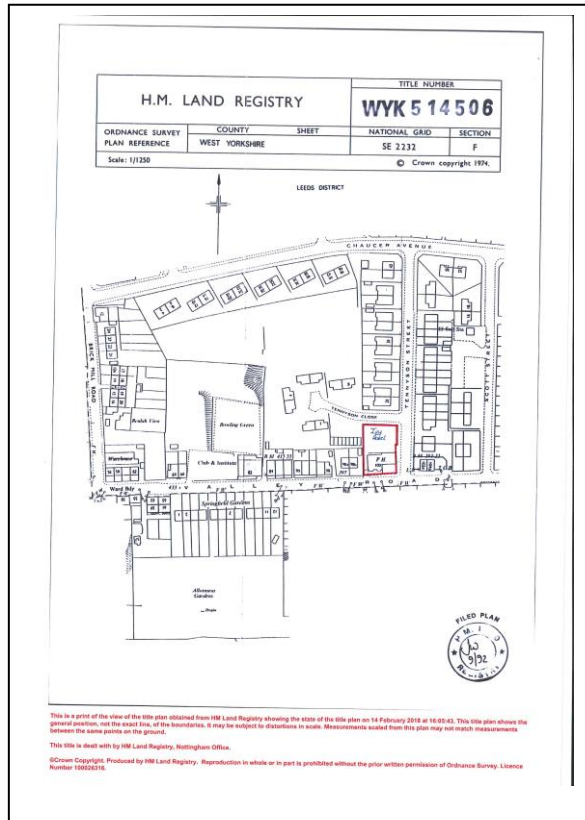
0113 8800 850

Second Floor, 17/19 Market Place, Wetherby, Leeds LS22 6LQ
leeds@jamesabaker.co.uk www.jamesabaker.co.uk

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General Information

Rating

The current Rateable Value is assessed at £7,050.

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 open and trading.

Tenure

The property is being sold freehold with vacant possession.

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. A copy of the EPC is available upon request.

VAT

VAT will be applicable on the sale of this property.

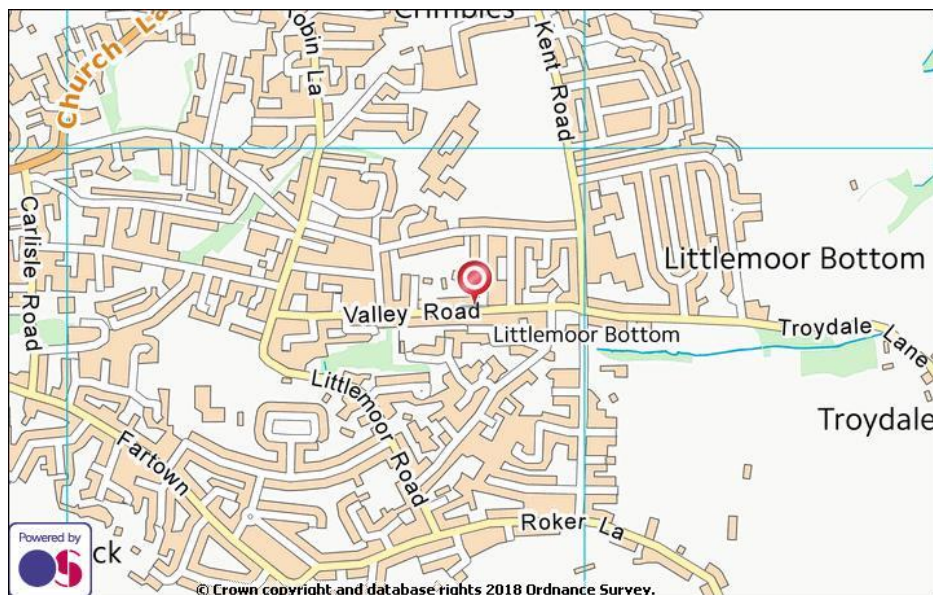


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Agent Details

For further details please contact



Matt Whiteley
Associate Director, Leeds

☎ 07814 946 979

✉ matt@jamesabaker.co.uk



Charlie Newton
Surveyor, Leeds

☎ 07748 103 763

✉ charlie.newton@jamesabaker.co.uk

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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