

FOR SALE

# FORMER SPORTS & SOCIAL CLUB

On the instructions of Begbies Traynor PLC

**Eddisons**



## WEST HUNSLET SPORTS AND SOCIAL CLUB, DEWSBURY ROAD, LEEDS, LS11 6ES

OFFERS IN THE REGION OF £250,000

- \ Located off the busy Dewsbury Road.
- \ Suitable for redevelopment for alternative uses subject to planning.
- \ Right of way across Green Terrace.

AVAILABLE SPACE  
417.4m<sup>2</sup> (4,492sq ft)  
0.37 Acres





## LOCATION

West Hunslet Sports and Social Club is located off Dewsbury Road, behind Leeds Motor Sales, 2 miles south of Leeds city centre.

A short 3 minute drive takes you to the M621 which provides good links to the M1, M62 and motorway network.

## DESCRIPTION

The property comprises a brick and blockwork structure which has been used for the West Hunslet Sports and Social Club including a bar, function room and snooker room.

Internally you will find four large sized rooms in addition to a bar and beer cellar beneath. Located above the property is a 2 bedroom flat with a lounge and kitchen area.

UNIT	M <sup>2</sup>	SQ FT
Ground Floor	417.4	4,492
2 Bed Apartment		
Site area of 0.37 acres		



## RATEABLE VALUE

Description / Club and Premises

Rateable value / £8,900

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Offers in the region of £250,000 for the freehold interest.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 0113 241 0940  
Email / [steven.jones@eddisons.com](mailto:steven.jones@eddisons.com)  
Email / [eve.chapman@eddisons.com](mailto:eve.chapman@eddisons.com)

NOVEMBER 2017  
SUBJECT TO CONTRACT  
FILE REF / 711.4025A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 0113 241 0940

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