



**Moorthorpe Hotel, Barnsley Road, South
Elmsall, Pontefract WF9 2AA**

Freehold £200,000

FOR SALE

Former Pub/Hotel

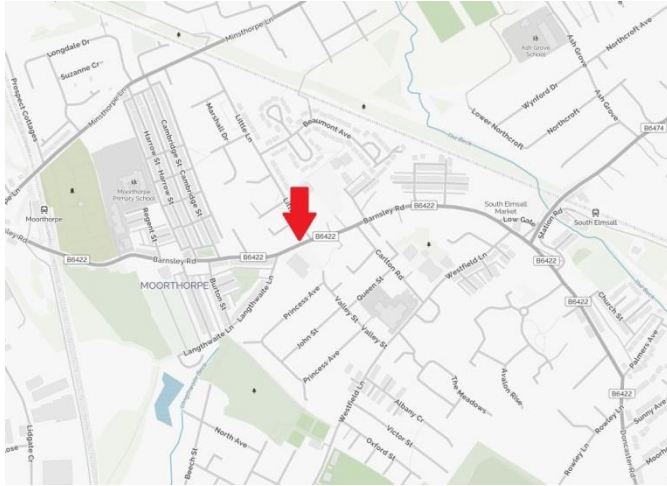
5,168 sq ft (480.11 sq m)

- Prominent former Hotel/Pub
- Corner site
- Suitable for redevelopment (stp)
- Opposite Asda

LOCATION

The property is prominently located on the corner of Barnsley Road and Little Lane in South Elmsall.

South Elmsall is a small town on the boundary of West Yorkshire close to Pontefract. The former mining town has a large traditional market in the heart of the centre with up to 105 stalls.



DESCRIPTION

The property comprises the former Moorthorpe Hotel and pub with accommodation over ground, first and second floors, as well as cellar storage.

Internally the property is configured as a bar/public house on the ground floor with two kitchen areas and two separate male and female WC facilities at either side of the property.

To the upper floors are bedrooms, the majority of which benefit from en suite bathrooms.

Externally there is a large car park/yard to the rear, accessed from Little Lane.

ACCOMMODATION

GF - 2,790 sq ft (259.21 sq m)

FF - 1,722 sq ft (160.02 sq m)

2F - 656 sq ft (60.97 sq m)

Total - 5,168 sq ft (480.20 sq m)

The site area is 0.24 acres.

INSPECTIONS & FURTHER INFORMATION

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

Craig Goody MRICS

Barnsdales - Chartered Surveyors

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ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information.

VALUATION SERVICES

Barnsdales has a dedicated team of Chartered Surveyors and Valuers offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

THINKING OF SELLING BY AUCTION?

If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.



SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

RATING

The adopted rateable value is £2,600 according to the Valuation Office website.

AVAILABILITY

Freehold £200,000

SUBJECT TO CONTRACT**LEGAL COSTS**

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

VALUE ADDED TAX (VAT)

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ANTI MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photo card driving licence or passport and a recent utility bill.

FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

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1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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