



holroyd miller

Commercial



TO LET

PUBLIC HOUSE/ RESTAURANT WITH PARKING

THE PLOUGH PUBLIC HOUSE, 45 WARMFIELD LANE, WARMFIELD, WAKEFIELD, WF1 5TL

A SUBSTANTIAL AND RECENTLY REFURBISHED DETACHED PUBLIC HOUSE/ RESTAURANT PREMISES COMPRISING GROUND FLOOR AND BASEMENT WITH CAR PARKING TO THE SIDE. THE GROUND FLOOR AMOUNTS 240.6M² /2,590FT² WITH ANCILLARY BASEMENT OF 15.7M²/169FT². A FIRST FLOOR FLAT IS POTENTIALLY AVAILABLE, SUBJECT TO NEGOTIATION.

RENT £45,000 PER ANNUM

01924 299494

DESCRIPTION

The property would best suit a destination food led use and comprises a recently refurbished former public house and restaurant premises which had traded as a pub for many years although is now available with vacant possession following internal renovation.

The ground floor plus basement storage accommodation provides a gross floor area that amounts to 256.3m²/2,759ft² and includes the car parking to the side providing 21 parking spaces.



LOCATION

The property is surrounded by countryside in a semi-rural location although still benefits from good passing traffic and is well located for the surrounding local residential catchments of Wakefield, with Wakefield city centre and Normanton within a circa 3-mile radius.

PLANNING

The former use as a public house falls within Use Class Sui Generis of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves by way of enquiry to the Local Authority, Wakefield Metropolitan District Council that their proposed use is acceptable.

BUSINESS RATES

The property has a rateable value of £9,400. The small business multiplier for the year 2026/2027 is 0.432. The small retail, hospitality and leisure multiplier is 0.382. More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website, www.voa.gov.uk

VAT

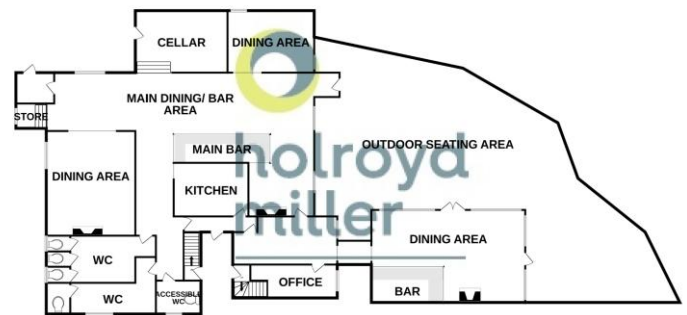
The property is not elected for VAT and all figures are quoted exclusive of VAT.

ENERGY EFFICIENCY RATING

The property has an Energy Efficiency Rating of B43 and a full report is available on request.



GROUND FLOOR



We have every attempt to ensure the accuracy of the description contained here, measurements of areas, volumes, costs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and appropriateness of the information is not guaranteed as to their availability or efficiency can be given. Maps and drawings (2023).

TERMS

The property is available on a new business lease for a minimum term of 3 years or multiples thereof on an effective full repairing and insuring basis at a rent of £45,000pa exclusive. The Tenant is to contribute to the landlord's buildings insurance cost for the site as a whole.

LEGAL COSTS

Each party will be responsible for their own legal costs. The tenant to be responsible for the landlords' abortive legal costs in the event the matter does not proceed.

VIEWING

By prior telephone appointment through the agent.

Contact: Alfie Sullivan Tel 01924 299494 (Option3)

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