



Michael Steel & Co
PROPERTY CONSULTANTS

Confidentially Available

FOR SALE

INCOME PRODUCING CITY CENTRE LICENSED PREMISES

**“MEX BAR” 2-6 ALBION COURT,
WAKEFIELD, WEST YORKSHIRE, WF1 1BD**

248m² (2,670sq. ft) or thereabouts



- Two storey licensed premises in central Wakefield
- Currently occupied with passing rent £31,200 per annum exclusive and nearby occupiers Velvet Bar & The Hop
- Situated in central Wakefield just off Westgate which includes the majority of licensed/leisure premises in the City Centre

0113 2348999

Location

Albion Court is a pedestrianised area within Wakefield city centre, just off the A642/Westgate (the main throughfare leading through Wakefield city centre). Albion Court comprises a popular pedestrianised leisure/licensed area of Wakefield with nearby occupiers including Velvet Bar and The Hop.

The premises benefit from good public transport links with various bus routes being available from Westgate or alternatively Wakefield bus station (which is a short walk from the premises). Wakefield Westgate train station is within walking distance of the property.

Description

The premises comprise a brick built two storey bar/licensed premises under a pitched slate roof. The premises benefit from extensive bar areas on both floors.

Externally the premises benefit from a small fenced seating/beer garden area adjacent the gable end.



Accommodation

Ground Floor 133.53m² (1,437 sq. ft)

The ground floor of the property includes a large bar along with customer toilets, a small kitchenette and access to the cellar via a stone staircase (to the rear of the bar).

First Floor 132.70m² (1,428 sq. ft)

Comprising open plan bar area and the premises benefit from exposed timber beams and solid stone ground floor.

Total Gross Internal Area (approx) 248m² (2,670 sq. ft)

Services

We are advised Mex Bar/2-6 Albion Court benefits from mains sewer drainage, water, gas and electricity in addition to individual appliances including heating and lighting. However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

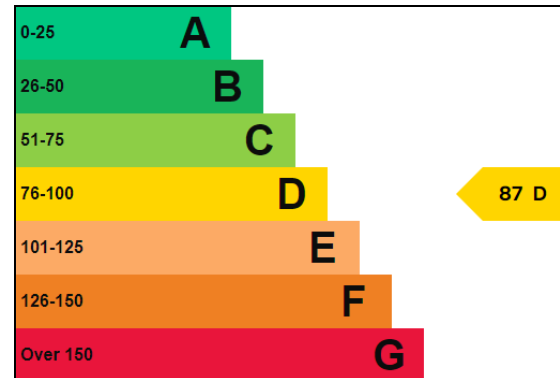
We are advised by the Valuation Office website the premises are assessed as follows:-

Mex Bar Bar & Premises £13,900

The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council Tel: 01924 306090.

Energy Performance Certificate



Lease Terms

We are advised the premises are occupied with a passing rent of £31,200 per annum exclusive.

Price

Seeking offers in the region of £350,000.

VAT

All rents and prices are quoted exclusive of VAT and VAT to be charged if applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3441/A/M
September 2023

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.