

SIR NORMAN RAE

VICTORIA HOUSE · SHIPLEY · BD18 3QB

FREEHOLD

PUBLIC HOUSE IN HISTORIC MARKET
TOWN FOR SALE ON BEHALF OF
JD WETHERSPOON



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- **Freehold**
- **Town centre location**
- **Prominent corner position fronting Kirkgate and Market Square**
- **Historic market town**
- **Town centre location fronting Market Square**
- **Short distance from Shipley Railway Station**
- **High standard of fit out**
- **GIA 595.3 Sq M (6,408 Sq Ft)**
- **[Google Street View Link](#)**

LOCATION

Shipley is a historic market town in West Yorkshire, situated approximately 4 miles north of Bradford, 11 miles West of Leeds and 16 miles south east of Skipton. The town is well serviced by public transport with Shipley train station providing regular services to Leeds, Bradford Forster Square and Skipton.

The Sir Norman Rae occupies a prominent corner position fronting Kirkgate and Market Square in Shipley town centre. The property is located just off Otley Road, with Shipley railway station located 0.5 miles to the south west. Surrounding occupiers include a mix of independent and national

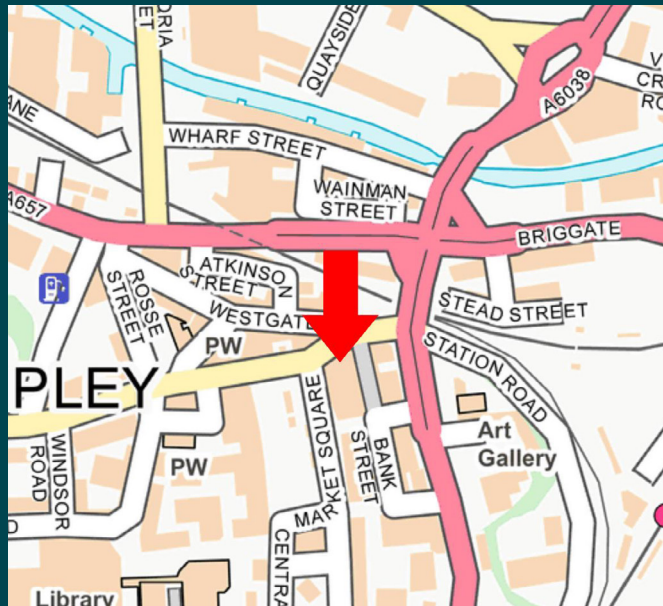
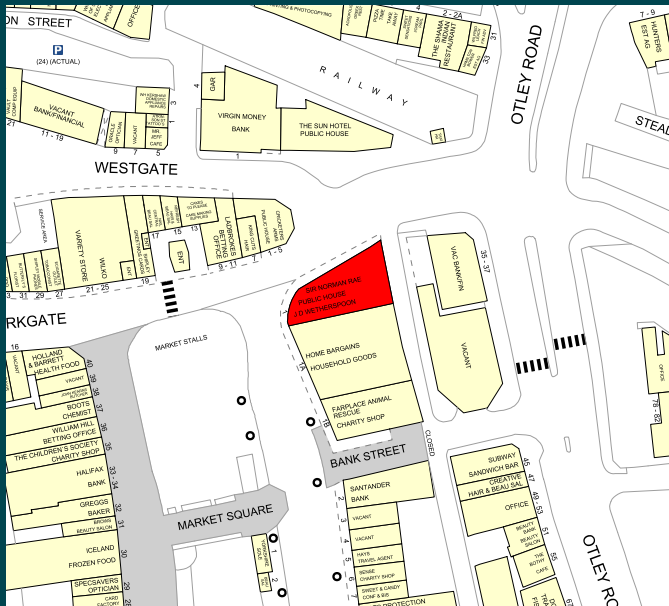
retail, leisure and office occupiers together with residential properties.

DESCRIPTION & ACCOMMODATION

The Sir Norman Rae comprises a single storey end terrace building with a curved frontage beneath varying flat roofs.

Ground Floor: Trading accommodation with bar servery and seating on a mix of loose tables and chairs for approximately 200 covers. Ancillary accommodation includes trade kitchen and disabled WC's.

Basement: Beer cellar, customer WC's, ancillary staff areas and office.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	348.3	3,749
Basement	Ancillary	247	2,659
Total		595.3	6,408

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

RATEABLE VALUE & EPC

2023 Rateable Value - £63,500.

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 02:00 Monday to Saturday and 00:30 on Sunday.

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PLANNING

The property is not listed nor situated within a conservation area.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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