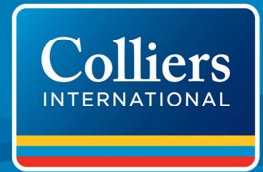


LEASEHOLD  
**TRADITIONAL PUB**



## Bracken Arms, Bracken Bank Grove, Keighley, Bradford BD22 7BE

- Purpose built Public House
- Densely populated area
- Includes car park

**OFFERS INVITED**  
Previous Guide Price £300,000

### CONTACT US

Viewing is strictly by prior appointment  
with Colliers International, through:

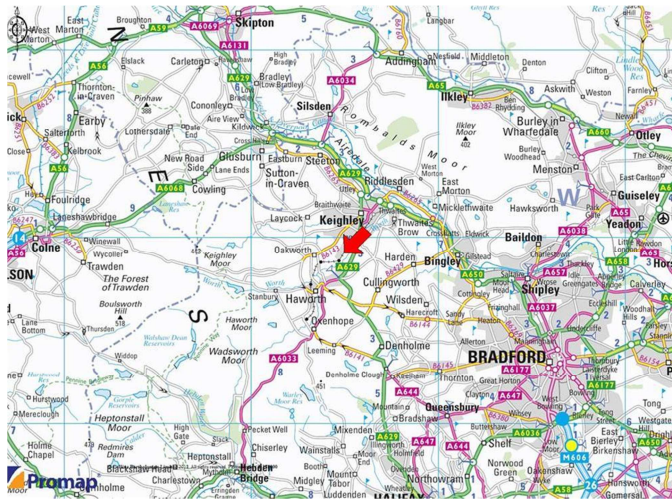
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Property Ref: 19883

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# Bracken Arms, Bracken Bank Grove, Keighley, Bradford BD22 7BE



## LOCATION

The Bracken Arms is located in the Bracken Bank area of Keighley, 1.5 miles from the town centre. Surrounding property is predominantly residential and Worth Valley Primary School is on the adjacent street.

## DESCRIPTION

Detached two storey, purpose built community Public House constructed in 1964 of brick and stone, part rendered, beneath a main pitched slated roof covering. Flat asphalted extensions exist to three sides and the front and side elevation comprises horizontal painted timber panelling. Access off Bracken Bank Road is to a small car park for 5 vehicles. In addition there is an outside seating area.

## ACCOMMODATION

### Ground Floor

Lounge bar with raised stage area, bar servery point and separate public bar. Ladies and gents WC's.

### First Floor

Manager's accommodation comprising 3 bedrooms, living room, kitchen, utility room and bathroom. There is also a spirit store and commercial kitchen. The accommodation has a separate ground floor access from outside.

### Basement

Beer cellar and stores.

## PLANNING

All enquires regarding planning matters should be directed to the local authority; Keighley Town Council on 01535 618252.

## RATEABLE VALUE

The premises are recorded on the 2010 Valuation List as having a rateable value of £7,500.

## LICENCES

The property will be sold with the benefit of a premises licence.

## TENURE

Long leasehold.

99 years from January 1965. c.54 years remaining.

Fixed rent of £75 per annum.

Sold with vacant possession.

## FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded. Those fixtures and fittings, save third party items, left in the property on completion will be assumed to have been abandoned and there is no requirement for these to be removed by the Vendor.

## Bracken Arms, Bracken Bank Grove, Keighley, Bradford BD22 7BE

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### VAT

VAT, if applicable will be payable in addition to the purchase price.

### LEGAL COSTS

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

### FURTHER INFORMATION AND VIEWING

All viewings must be made by appointment through sole agents, Colliers International.

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01/02/2012

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