

FOR SALE Public House

Potential Redevelopment opportunity
Suitable for a variety of uses (subject to planning)



Former Twine & Barrel
Hull Road
Dunnington
York, YO19 5LP

LOCATION

The Twine & Barrel is located just off the A1079 Hull Road in the village of Dunnington.

Dunnington has a library, doctors' surgery and sports facilities including a gym, bowls, cricket, football and tennis. Popular areas for walking in the area are the beautiful Hassacarr Nature Reserve - which has been awarded Local Nature Reserve status, a park and Hagg Wood

Dunnington is approximately 4.5 miles from York and connected by the A1079 to Hull and A166 to Bridlington. The FirstGroup bus number 10 goes to the city through the village and that is where you can find the closest train station.

Leeds Bradford International Airport is just an hour away.

DESCRIPTION / ACCOMMODATION

The site extends to approximately 0.54 Acres and comprises of a car parking and the former public house which comprises of approximately 4,962 sq ft over ground and first floor.

The site could be suitable for a range of alternative uses subject to obtaining the appropriate planning consent.

Any interested parties should make their own enquiries to the local planning authority.

TERMS

The site and premises are available to purchase. We are seeking offers of £750,000 + VAT.

Our client will consider conditional and unconditional offers.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and therefore VAT will be chargeable on the price at the prevailing rate.

BUSINESS RATES

The incoming tenant will be responsible for any business rates payable for the benefit of the overall site.

For further information please contact the Business Rates Department at York City Council – 01904 551 140

FURTHER INFORMATION

For further information, or to make an appointment to view the site and premises, please contact the sole agent, Bowcliffe.

Bowcliffe

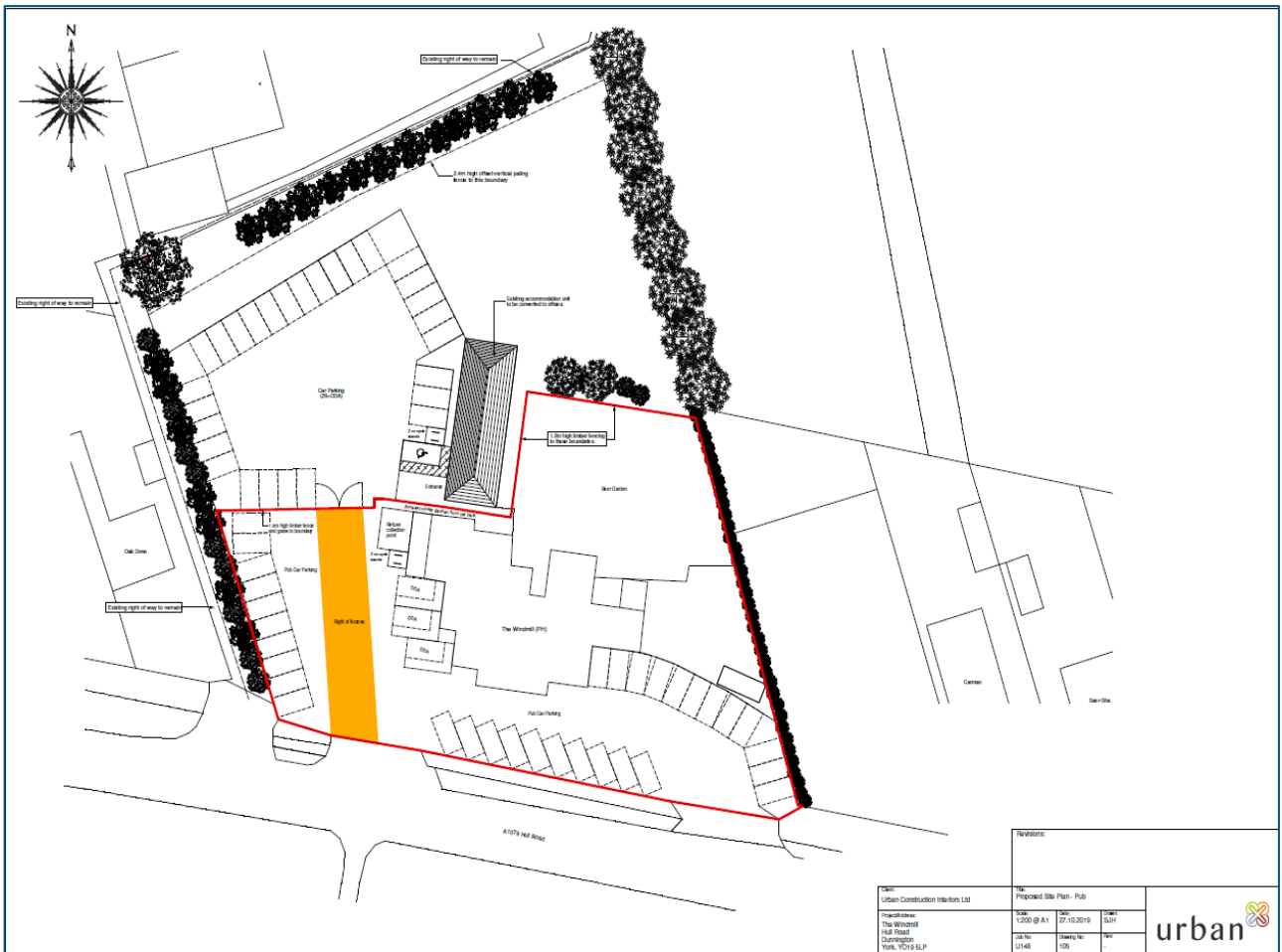
Contact: Matthew Tootell

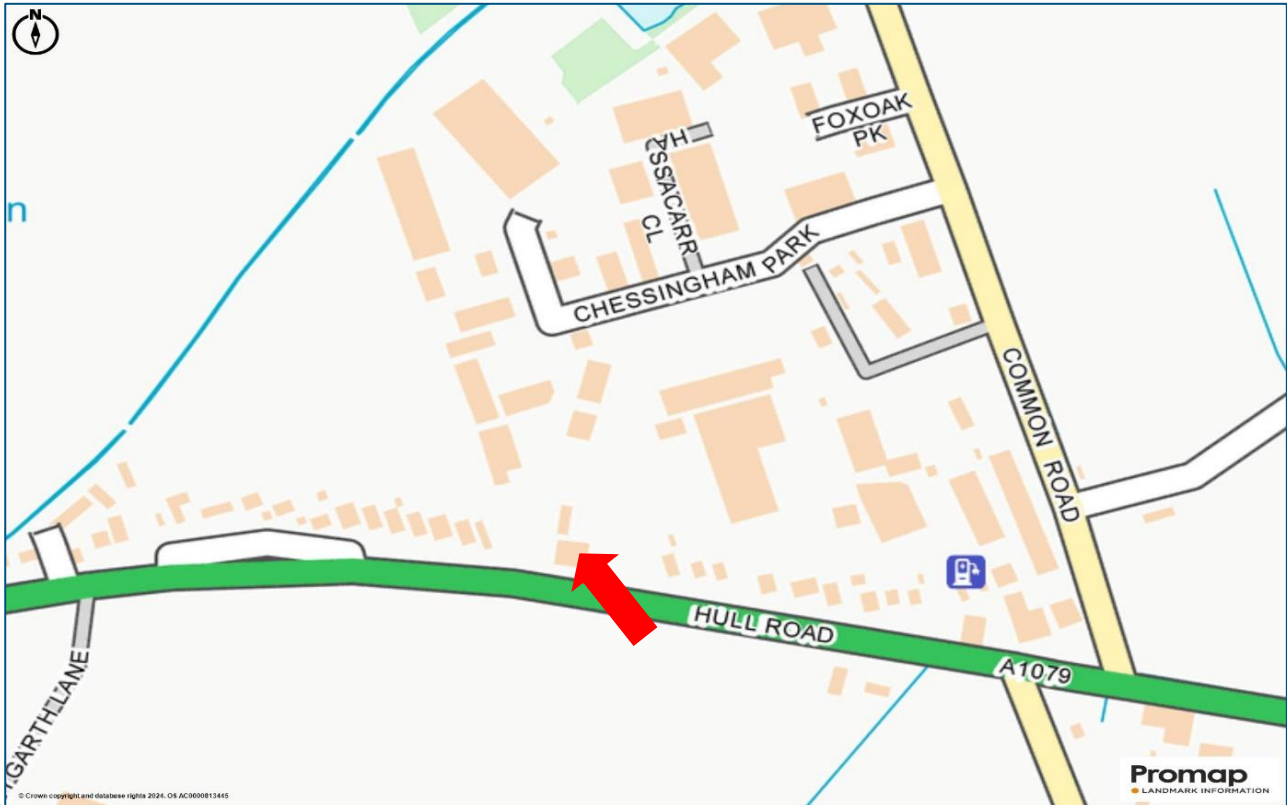
Tel: 0113 245 2452 / 07525 237325

Email: mt@bowcliffellp.com

Subject to Contract

Indicative site plan





THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.