

Fountain Inn

Wellthorne Lane, Ingbirchworth, South Yorkshire, S36 7GJ



Leasehold Licensed Premises To Let - Rental Offers Invited Sole Letting Agents

- Excellent Free of Tie letting opportunity with substantial and dedicated trading areas
- Traditional country inn set in beautiful countryside popular with walkers, visitors and tourists
- Benefits from 10 high quality en suite letting rooms furnished to a good standard
- Suited to experienced destination operators with scope to introduce hospitality such as wedding events

Fountain Inn

Wellthorne Lane, Ingbirchworth, South Yorkshire, S36 7GJ

Leasehold Licensed Premises To Let - Rental Offers Invited Sole Letting Agents



Location

Ingbirchworth is a picturesque village within the Metropolitan Borough of Barnsley in South Yorkshire. Situated in the foothills of the Southern Pennines, this historic 17th century former coaching inn is located just off the main A629 trunk road, 6 miles south east of Holmfirth and 3 miles north west of Penistone. The property is positioned in an attractive semi-rural setting beside Ingbirchworth Reservoir surrounded by numerous high quality residential dwellings.

Accommodation

The Fountain Inn is predominantly two storey property of brick construction with rendered and painted elevations, with numerous additions to the side and rear, which sit under a variety of pitched tile and flats roofs.

The property is currently closed and the majority of fixtures and fittings have been removed. The internal trading areas are split into three separate rooms and currently comprise a lounge bar arranged for informal drinking and dining catering for up to 16 covers, bar restaurant catering for up to 56 covers with private dining areas and access to a dedicated servery. There is also a large separate function room to the rear with a capacity for 120 people. It boasts a large dance floor with private bar, toilets and access to the garden and car park. The property has the added benefit of 10 double letting rooms, with each room complete with en suite facilities.

Ancillary trade areas comprise customer WC's, well equipped commercial kitchen with prep areas and integrated cold rooms, function room kitchen, stores and extensive storage.

Private accommodation is located on the first floor and comprises three double bedrooms, kitchen, lounge and bathroom/WC.

Externally and to the front there is a patio area with potential for circa 20 covers and car parking for approximately 50 vehicles to the front and rear.

Ground floor GIA is approximately 8,700 square feet.

The pub sits on a plot size amounting to circa 1.2 acres.

The Fountain Inn offers considerable scope for local and regional pub/hotel operators and restaurateurs to develop a quality destination offering. The property offers significant potential and has scope to further develop income via hospitality and events benefiting from the picturesque location.



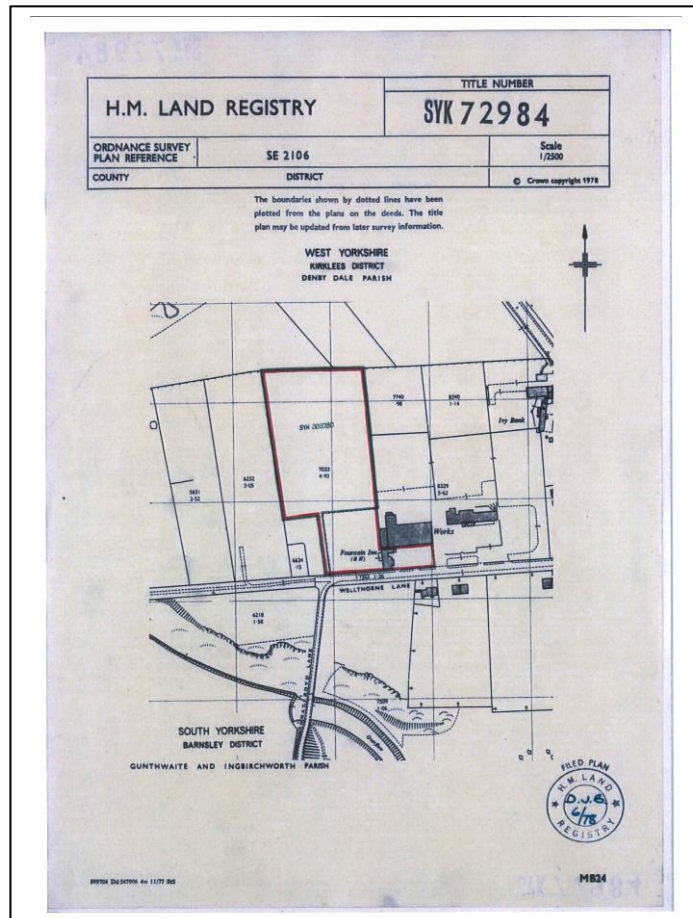
☎ 0113 8800 850

Second Floor, 17/19 Market Place, Wetherby, Leeds LS22 6LQ
leeds@jamesabaker.co.uk www.jamesabaker.co.uk

Fountain Inn

Wellthorne Lane, Ingbirchworth, South Yorkshire, S36 7GJ

**Leasehold Licensed Premises
To Let - Rental Offers Invited
Sole Letting Agents**



General Information

Rating

The current Rateable Value is assessed at 20,500.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently closed.

Tenure

The premises are available by a new 20 year Free of Tie Lease (full terms and conditions available upon request).

Fixtures and Fittings

Loose trade inventory will have to be purchased from Enterprise at an agreed valuation on completion of the lease.

Energy Performance Certificate

The property has an EPC rating of E. An EPC is available upon request.

VAT

VAT will be applicable at the usual rate.

Viewings

Viewings are strictly by appointment only.



0113 8800 850

Second Floor, 17/19 Market Place, Wetherby, Leeds LS22 6LQ
leeds@jamesabaker.co.uk www.jamesabaker.co.uk

Fountain Inn

Wellthorpe Lane, Ingbyrchworth, South Yorkshire, S36 7GJ



Leasehold Licensed Premises To Let - Rental Offers Invited Sole Letting Agents

Agent Details

For further details please contact



Matt Whiteley
Associate Director, Leeds



07483 077 344



matt@jamesabaker.co.uk



Henry Boshier
Agency Surveyor, Leeds



07800 580 659



henry@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



0113 8800 850

Second Floor, 17/19 Market Place, Wetherby, Leeds LS22 6LQ

leeds@jamesabaker.co.uk www.jamesabaker.co.uk

Viney Ltd Reg No 04515765. Registered in England and Wales.

Registered Office: The Bank, 18 Newbridge Road, Bath, BA1 3JX. VAT Reg No 752840133