

rightmove



# FOR SALE

## EXCELLENT INVESTMENT OPPORTUNITY



### PRIME EXCELLENT INVESTMENT

BRADFORD – 60 WESTGATE, BRADFORD, BD1 2QR

PRICE – OFFERS OVER £220,000

rightmove 

# BRADFORD – 60 WESTGATE, BRADFORD, BD1 2QR

## LOCATION

A former well-known pub in the centre of Bradford. Located in the heart of Bradford city centre, minutes from the famous Al-Hambra theatre.

## DESCRIPTION

The Boy and Barrel in Westgate has been listed for sale. The pub, which has ceased trading since being refurbished in February 2020.

Featured on the acclaimed 1958 movie Room at the Top.

## ACCOMMODATION

The two storey building includes living accommodation on the first floor and has three bedrooms, a lounge, kitchen and a bathroom.

The pub includes a beer cellar and bottle storage. The bar on the ground floor remains intact.

## TENURE

The property is Freehold

## TENANCY

Vacant

## VAT

Not VAT registered

## EPC

Certificate and report are available upon request

## PROPOSAL

This is an excellent opportunity to purchase a small investment in a vibrant town centre with great business opportunity

We are seeking offers over £220,000, subject to contract.

## VIEWING

**Strictly by appointment only.**



