



THE BOROUGH, MORLEY

ALBION STREET, MORLEY, LEEDS, LS27 8DT

**AGREEMENT TYPE:
FREEHOLD**

**YOUR INVESTMENT:
£275,000 PLUS VAT**

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

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TRADING STYLE

LOCATION

The property is located on Albion Street in the town centre of Morley which lies approximately 6 miles south of Leeds City Centre. The surrounding area is made up of mainly retail shops being a town centre site with a number of other pubs scattered around.

PROPERTY

A detached stone built property extending to 3 stories under a pitched slate roof.
Inner entrance porch leading through to the main bar area which is arranged to accommodate approximately 40 persons on fixed perimeter seating and low stools, leading round to a games area to the rear with pool playing area and a larger central bar servery. Doors to the rear lead out to a small yard area perfect for external trading.
Beer cellar and Ladies and Gentleman's toilet.

MEASUREMENTS

Total site area is 0.054 acres with a building footprint of 1,848 Sq Ft. (Measurements have been taken from a digital mapping platform)

ACCOMODATION

The living accommodation is located on the first and second floors and is in need of full refurbishment and is not currently used at present. The first floor briefly comprises of 4 Bedrooms, Lounge, Kitchen and Bathroom. The second floor comprises of 4 derelict room.



Community
Local



3+ Private
Bedrooms



Sports Teams