



- Long established town ph premises in prominent/central location
- Two bar areas, with 3-4 bed private accommodation on 2 upper floors
- Suitable for continued trade or a variety of alternatives – subject to availability of necessary consents.

The Volunteers, 52 Lawkholme Lane, Keighley.  
BD21 3DX

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
Email: [alastair@atkinsonassoc.co.uk](mailto:alastair@atkinsonassoc.co.uk)

## Location & Description

A traditional public house The Volunteers comprises two ground floor trade rooms around a central bar servery, having public entrances (front and rear) with cellars, and private living quarters over. The private accommodation (on two upper floors) is presently arranged with 4 bedrooms, the large 2<sup>nd</sup> floor front room having been partitioned to provide two bedrooms.

The property is situated within the town centre approx. 30m off Cavendish Street, close to rail and bus stations having access from both Lawkholme Lane and the service road to the rear.

A very long established town pub the premises are suited for some ongoing licensed use, or a variety of alternatives (subject to availability of appropriate consents – if required).

## Accommodation

Ground Floor: Entrance Vestibule; BAR 9.5 x 4.8m o/all plus 3.2 x 5.2m with corner timber bar and some fitted seating; GAMES/TAP ROOM 4.8 x 4.8m (both max); rear Entrance; LADIES & GENTS toilets.

Lower Ground Floor: (via hatch to Tap Room floor) STORE 4.8 x 3.7m; (loading drop to rear); BEER STORE 4.5 x 4.2m.

First Floor: LOUNGE 4.9 x 4.7m (max) open to DINING AREA 2.4 x 2.3m;; KITCHEN 3.2 x 2.5m; UTILITY ROOM; BATHROOM.

Second Floor: 3 BEDROOMS 3.8 x 26m, 3.8 x 3.2m and 6.2 x 4.8m SHOWER ROOM; Externally: Very small front/rear yard areas.

Floor Areas (Approx)	Sq.m	Sq.ft
Ground Floor	76.0	818
First Floor	70.6	760
Second Floor	70.6	760
TOTAL	217.2	2338

## Tenure

Freehold.

## VAT

VAT is applicable to the sale other than where the property is put to a wholly residential use – please enquire for further details.

## EPC TBC

## Planning

The property is not noted to be listed but is in a Conservation Area. Interested parties should make their own enquiries to confirm the foregoing and other matters generally via Bradford MBC Planning Office (01274 433807).

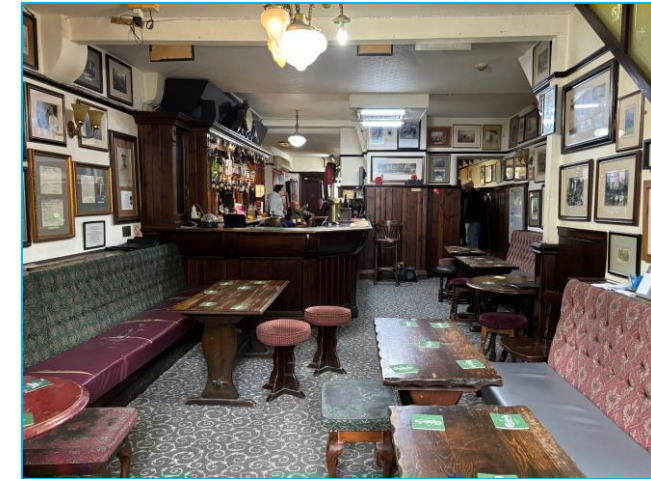
## Viewing

Via the sole agents: ref Alastair McDowell

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**Note:** - Pictures/photos to the trade areas are excluded from the sale.

**Preparation Date** 23<sup>rd</sup> April 2024