



Substantial city centre public house premises offering accommodation on 4 Floors (incl. basement)

High capacity open plan ground floor bar with extensive kitchens over plus private quarters

Prominent position fronting Westgate/The Headrow opposite The Law Courts

Potentially suitable for a variety of uses/outcomes (subject to planning)

Guide Price: £650,000 (offers)

The Town Hall Tavern, 17 Westgate, Leeds  
LS1 2RA

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
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## Location & Description

A widely known city 'watering hole' The Town Hall Tavern is a long established public house comprising an attractive high capacity bar at ground level, having extensive Kitchen/store areas over, plus large basement and second floor 2 bed flat.

The trade accommodation is well presented - traditional in character - with features including timber parquet flooring, panelled walls, buttoned upholstered seating, having large timber bar servery to one side with food service area adjacent.

There are extensive stores to the basement, with private living quarters at second floor level (external terrace on rear flat roof area).

The property fronts Westgate (The Headrow) immediately opposite The Law Courts, close to the prestigious Park Square, with a number of recent residential developments nearby (Mansio Residence next door etc).

There is a large student population close by – all representing a significant potential catchment for trade (the property suitable for a variety of alternative uses at the same time - subject to planning, if required).

## Summary of Accommodation

### GROUND FLOOR:

Central entrance leading to BAR 11.4 (ave) x 10.4m (max) with parquet flooring, timber panelled walls, extensive buttoned upholstered fitted seating and large timber bar servery plus food service (hoist to kitchen).

LADIES, GENTS and disabled WC's, plus Kitchen 6.0 x 3.6m.

Extensive BASEMENT STORES to almost the extent of the ground floor plan, utilized as Beer/bottle store, Boiler Room etc. Loading via hoist from ground level refuse store area to front.

### FIRST FLOOR:

KITCHEN 6.8 x 5.3m with lined walls, extraction etc plus STORES 5.9 x 4.2m (incl Cold Room) plus (STAFF AREA) 4.9 x 3.1m (ave); private KITCHEN.

### SECOND FLOOR:

PRIVATE 2 BED flat with LOUNGE plus BATHROOM. TERRACE area to rear.

### EXTERNALLY :

Small DRINKS AREA (subject to pavement licence). Enclosed BIN STORE.

| Floor Areas (Gross Approx) | Sq.m         | Sq.ft       |
|----------------------------|--------------|-------------|
| Ground Floor               | 125.0        | 1345        |
| First Floor                | 94.7         | 1020        |
| Second Floor               | 65.8         | 708         |
| Basement                   | 106.0        | 1140        |
| <b>TOTAL</b>               | <b>391.5</b> | <b>4213</b> |

### **Tenure**

Freehold. Vacant Possession on completion

### **VAT**

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

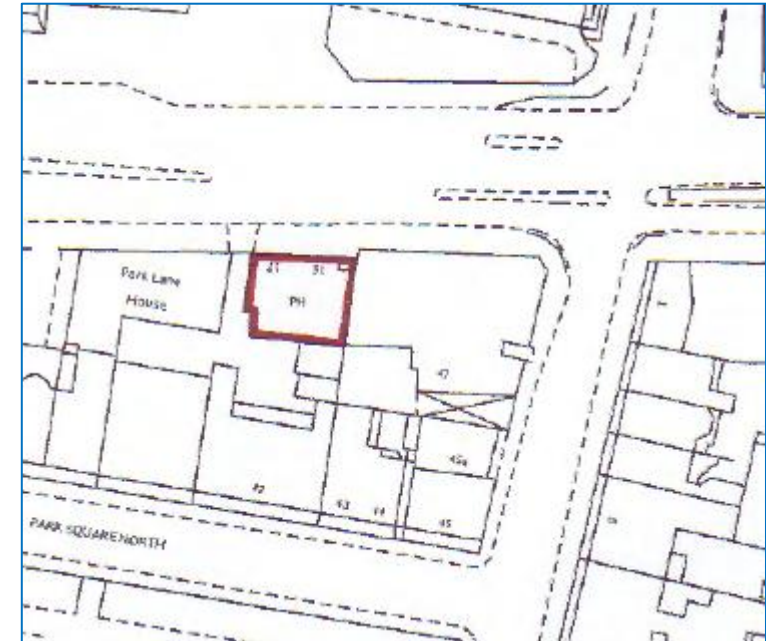
### **EPC**

B (48)

### **Planning**

The property is not noted to be listed but is within the Conservation Area. Interested parties should make their own enquiries to confirm the foregoing and other matters generally via Leeds City Council Planning Office (0113 222 4444)





Site Plan – For Identification Only

**Guide Price**  
 £650,000  
 (offers invited)

**Viewing**  
 Strictly by arrangement with the sole agents  
 - (Ref: Alastair McDowell)

**Rateable Value**  
 The property from 1<sup>st</sup>  
 April 2026 is assessed  
 at RV £18,250.

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**Date of preparation** 15.01.26



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