Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/FOR SALE

PUBLIC HOUSE WITH LARGE CAR PARK & REDEVELOPMENT POTENTIAL (STP)

PARK TAVERN, PARK SQUARE, OSSETT, WEST YORKHIRE, WF5 0JS

264m^2 (2,842 sq. ft) on 0.132 acres

- Public house premises with vacant possession immediately available
- Conveniently located between Ossett & Horbury with redevelopment potential (STP)
- Benefitting from large onsite car park along with external areas

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: info@ michaelsteel.co.uk W: www.michaelsteel.co.uk

For Enquiries call
0113 234 8999

FIND US ON goto COMMERCIAL
www.go-to-commercial.co.uk

Location

Park Tavern is on Park Square only a shorty distance off Station Road. Station Road links Ossett Town Centre with Horbury and into Wakefield City Centre. Wakefield City Centre is approximately 4 miles from Park Tavern and the property is only 2 miles from Junction 40 of M1 in a principally residential area.

Description

Park Tavern comprises a predominantly 2 storey brick built public house under a pitched slate roof. There is a single storey extension to the rear under a flat felt roof.

Internally the ground floor of the property benefits from a bar area including customer WC's along with a pool room (in the single storey section). The first floor of the premises are presently used as a stewards flat and comprises living room, kitchen, bathroom and bedroom.

Externally the premises benefits from a beer garden area and large tarmac car parking area to the rear. There is a small apron at the front of the building for additional parking/loading.

Total Site Area **0.05 ha (0.132 acres) or thereabouts**

Accommodation

Ground floor	137.08m² (1,475 sq. ft)
First floor	85.42m² (919 sq. ft)
Cellars	41.66m² (448 sq. ft)
Gross Internal Floor Area	**264m² (2,842 sq. ft)**

Services

We are advised Park Tavern benefits from mains water, sewer drainage and electricity in addition to lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition and/or capacity.

Rating

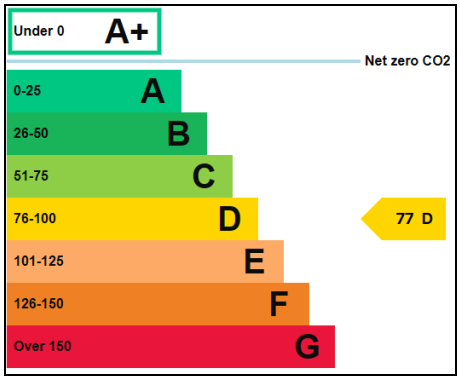
We are verbally advised by Wakefield Council the premises are assessed as follows:-

Public House & Premises RV £4,900

The National Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants/purchasers should satisfy themselves with regard to all rating and planning matters direct with the local authority, Wakefield Council 03458 506 506

Energy Performance Certificate



Terms

The premises are offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, with a commencing rent of only £395 per week exclusive (payable quarterly in advance) on an effectively full repairing and insuring basis.

Price

Seeking offers in the region of £199,750.

VAT

All rents and prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

In the event of a letting, the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co **Tel: 0113 234 8999**
Alec Michael **alec@michaelsteel.co.uk**
Ben Preston **ben@michaelsteel.co.uk**

Our Ref: 3572 A M
October 2026 **Subject to Contract**

Michael Steel & Co
PROPERTY CONSULTANTS
0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.