

**Substantially Reduced
Price Guide
£350,000 (offers)**

- Wholly refurbished Public House in superb trading position
- High capacity trade areas comprising open plan bar/lounge, party/functions room
- Attractive external areas & parking



Mill Hey Brew House, Haworth, BD22 8NQ

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

Haworth is an enduringly popular Worth Valley town, a sought after residential area in addition to being internationally famous as home to The Brontes, which together with the historic Parsonage, the cobbled Main Street with its variety of acclaimed individual shops, and steam railway draw thousands of annual visitors.

For many years having traded as The Royal Oak the property has in recent years been completely re-organised and refurbished – today offering characterful open plan accommodation on ground level, having the benefit of external terrace to the side. To the first floor is a self contained party/function room, the property benefitting from good kitchen plus extensive storage areas capable of further development if required (subject to availability of appropriate consents).

Accommodation

Ground Floor: Entrance Lobby; BAR 12.6 x 7.8m plus 5.1 x 4.1m with long metal top timber fronted servery to side, 2 fireplaces (ornamental) and having part tiled, part timber and part stone floor; KITCHEN 6.1 x 3.1m ; LADIES, GENTS & WC for disabled; STORE 7.8 x 7.3m with doors to Car Park.

Lower Ground Floor: BEER CELLAR 6.3 x 3.3m, STORE 3.8 x 3.3m; 2 further STORAGE areas

First Floor: FUNCTION ROOM (via stairs from bar area) 8.0 x 6.9m plus 4.4 x 3.7m having bar servery, timber floor and feature exposed ceiling timbers;

LADIES& GENTS toilets; Staff WC, OFFICE 3.4 x 2.6m; PREP KITCHEN 4.1 x 2.1m; STORE 7.4 x 3.5m.

Externally: Private CAR PARK at side for approx 6 cars. TERRACE (timber decked with furnishings).

The Business

The business trades wholly under management as a traditional Free House (no food presently) in the modern style. Presently the business is operated wholly under management – full trade details are available on application.

Contents

Trade Fixtures will remain in situ including loose furnishings (excluding beer raising plant etc, any leased items or those personal to the vendors).

Rates - RV £10,000 (wef 1st April 2023)

EPC - C (67)

Price - **£350,000** for the freehold property to include trade furnishings and equipment and goodwill. Vat Applicable – the transaction to be treated as Transfer of a going Concern (TUPE applies).

Viewing - By arrangement via the sole agents - Alastair McDowell

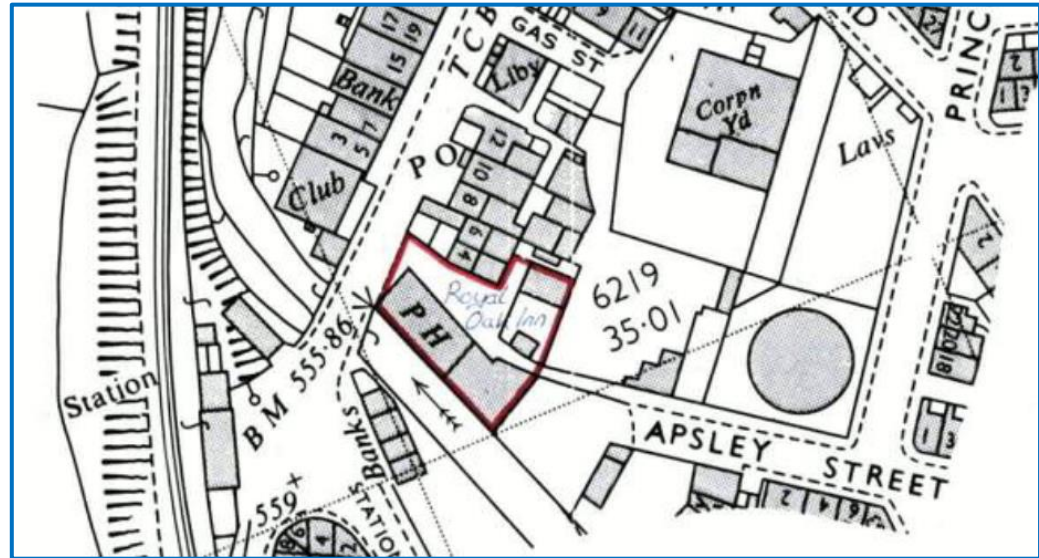
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Details prepared 16.11.23



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