



## The Grove Inn

Ref: 5455514

2 Spring Grove Street, Huddersfield, HD1 4BP

Virtual Freehold: £395,000 (plus VAT)

Internal (80), large beer garden (100)

4 bed owner's accommodation

Scope to increase turnover

Average weekly sales c. £7-8,000 net of VAT

Free of brewery tie

Energy Rating B

*850 years left of a 999 year lease issued in 1874*



The Grove Inn is a very impressive well-established pub in the town of Huddersfield, and has been owned by our clients for over 17 years. It is situated in the town centre which boasts the footfall from the town trade right down to the regulars.

Situated less than 200 yards from Huddersfield leisure Centre with fantastic access to paid parking.



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### Location

Huddersfield is a market town in the Kirklees district in West Yorkshire, England. It is the administrative centre and largest settlement in the Kirklees district. The property is just 4 miles away from the M62 via the A629.

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### Internal Details

Comprising a very generous sized bar and seating area for 80, with a large beer garden situated to the rear which boasts 100 covers. The property was originally four terraced houses before being converted into The Grove inn.

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### Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

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### The Opportunity

A well-established freehold property offering a great opportunity for an experienced operator to add to their portfolio, or for a first-time buyer who is looking to relocate for a lifestyle change. This turnkey business has potential to increase upon the current turnover by extending the opening hours. The reason for sale is that our clients have taken the decision to relocate and retire.

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### Trading Information

Turnover for:

Year end 31 May 2019 was £421,712 with a GP of £215,339

Year end 31 May 2020 was £315,618 with a GP of £158,255.

Year end 31 May 2021 was £97,154 with a GP of £48,138.

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### Trading Hours

Monday: Closed

Tuesday to Thursday: 4pm - 11pm

Friday: 3pm - 11pm

Saturday: 1pm - 11pm

Sunday: 2pm - 9pm





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### Staff

The business is run by our clients with a complement of 3 part-time staff.

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### Business Rates

The Rateable Value is £23,250 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

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### Regulatory

Premises licence.

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### Owner's Accommodation

Comprising 4 bedrooms (one being used as office space), kitchen, large living room, and a good sized bathroom with wc.





## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Alex Rex

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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