



The Golden Fleece

Ref: 5455521

38 Long Lane, Harden, Bingley, BD16 1HP

Leasehold: £65,000, Annual Rent: £28,000

T/O Jan-Dec 2022 £239,934

Wet led trade, sports bar & dining area

40 cover dining restaurant

4 bedroom owner / manager apartment

Extensive elevated 100 cover beer garden

Rear car park for 25 cars, events space. 20 year lease until 2029. Energy Rating C



A well established, detached stone built traditional village pub restaurant including a sports bar, dining restaurant and brand new fitted modern central bar server with a small commercial kitchen to the rear. First floor includes a four bedroom apartment with living space, kitchen and house bathroom.

Externally, the premises has a generous 25 space car park with a high capacity elevated beer garden, also used for large function events.



Location

The Golden Fleece is located in the heart of Harden Village in Bingley West Yorkshire.

Internal Details

The trading area is split into two halves, comprising the sports bar side and the restaurant dining side, with a modern central bar server in between. Seating comprises a mixture of tables chairs and booth areas.

There is a small stainless steel commercial kitchen to the rear with appliances included such as oven cookers and a new pizza oven.

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.



External Details

Outside space is mainly to the rear, comprising a 25 space car park with elevated beer garden and picnic tables. It hosts numerous event functions and has sufficient space for a marquee.

Staff

Staff are employed on a part time / zero hour contract basis and can be transferred with the sale. There is currently a full time manager in place who lives on site.

Trading Information

Accounts can be provided on request





Owner's Accommodation

The living quarters are based on the first floor including four double bedrooms, living area, kitchen diner and a house bathroom.

Trading Hours

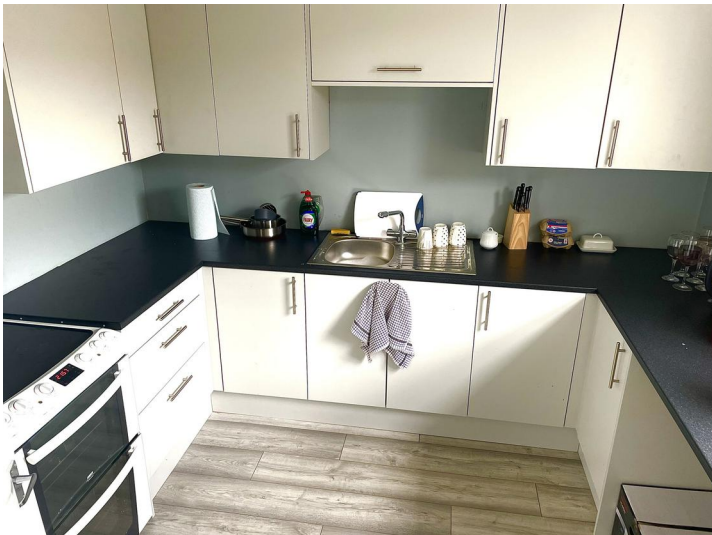
Currently open seven days per week from 12 noon to 11pm.

Tenure

FRI (Fully repairing insuring) Leasehold contract with Stonegate Pub Co. 20 year term from 8th June 2009 until 8th June 2029. Rent per annum is £28,000. Lease can be made available on request.

Free of tie on:

- One hand pulled beer
- All ciders draught and bottles
- All spirits / mixers
- All wines, prosecco and champagne
- All food & bar snacks



The Opportunity

The sale of The Golden Fleece is a fantastic opportunity for a local or regional operator to invest in this leasehold business and take advantage of the attractive, busy village area. Since taking over the pub 10 years ago, the owner has generated a huge local following across Harden Village, Bingley and neighbouring areas in close proximity, with both local residents and sports teams such as the cricket, golf and rugby societies. Lots of revenue is generated via the television sport showing via Sky Sports and BT entertainment.

Prior to the Covid pandemic, the kitchen was open and restaurant trade increased turnover significantly. During the lockdown periods, a simple takeaway offering was introduced which was a success with local residents. Further turnover growth can be derived by re-opening the restaurant again, re-establishing the dining area and hosting quiz nights, fish & chip, Indian curry and steak evenings, as previous.

The external area to the rear has proved to be a fantastic host to many function events over the years and has significant potential to be utilised even further. Promotions of the business can also be increased via social media and advertising platforms.





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:

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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.



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