



GRIFFIN INN

86 Hudrake, Haslingden, Rossendale, BB4 5AF

FREEHOLD: 330000 | REF: 5652118

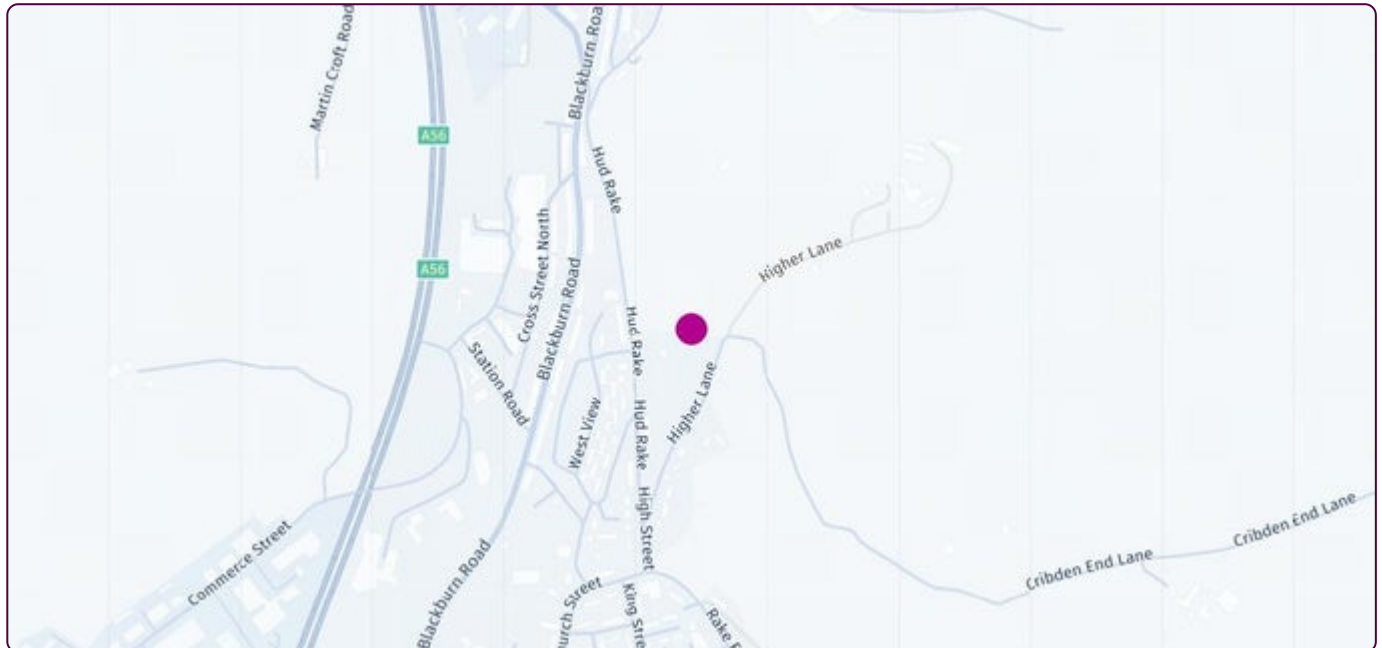
KEY HIGHLIGHTS

- Strong wet-led trade opportunity
- Open-plan bar with commercial kitchen
- Spacious owners accommodation
- Cellar with onsite brewing operation
- Trading figures available
- EPC Awaited



LOCATION

The Griffin Inn is attractively positioned in a semi-rural setting within the Rossendale Valley, surrounded by open countryside and commanding far-reaching views. Benefiting from its proximity to well-used walking and cycling routes, the pub draws both local residents and visitors exploring the area. Its accessible location allows it to capture regular trade while also appealing to passing custom seeking a destination pub in a scenic setting.



DESCRIPTION

The Griffin Inn is a well-established, community-focused, wet-led public house with a loyal and friendly customer base. While firmly rooted in the local community, the business also benefits from destination trade driven by its setting, views, and outdoor lifestyle appeal. The pub offers an excellent balance of dependable regulars and opportunity to further develop its offer to visitors from the surrounding areas.



INTERNAL DETAILS

Internally, the pub features an open-plan trading area arranged around a central bar, creating a welcoming and social atmosphere that works well for both everyday trade and busier periods. A fully equipped commercial kitchen provides excellent scope for introducing a food offer, hosting theme nights, or developing a locally inspired pub menu to complement the drinks trade.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

OWNER'S ACCOMMODATION

The owner's accommodation is located on the upper floor and is finished to a good standard throughout. It comprises two comfortable bedrooms, a fitted kitchen, lounge, and bathroom, offering spacious and private living accommodation. This well-presented area provides an excellent standard of on-site living, ideal for owner-operators or management.



THE OPPORTUNITY

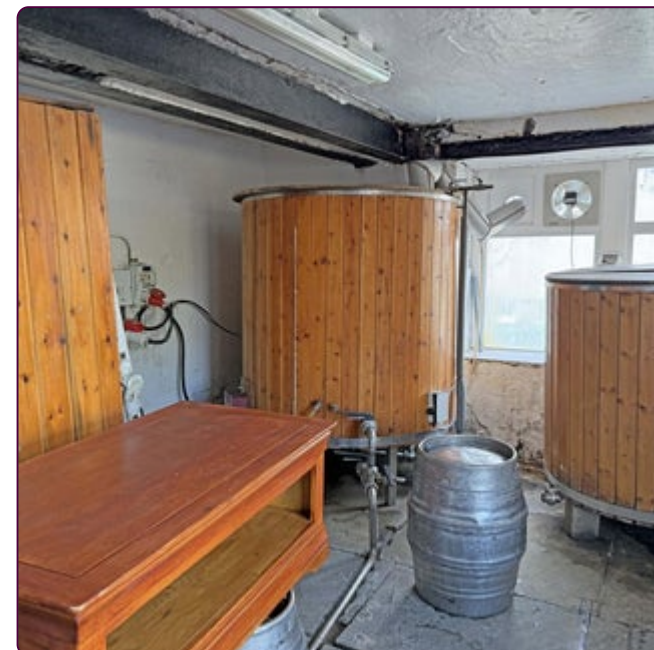
The Griffin Inn represents an attractive opportunity to acquire a characterful, community-led pub with clear potential for growth. With established wet-led trade, a strong local following, and untapped opportunities to expand food, events, or themed offerings, the business is well positioned for further development. Additional features include a good-sized cellar with easy access, currently housing a brewing station as Rossendale Brewery operates through the premises, adding further interest and potential appeal to the business.

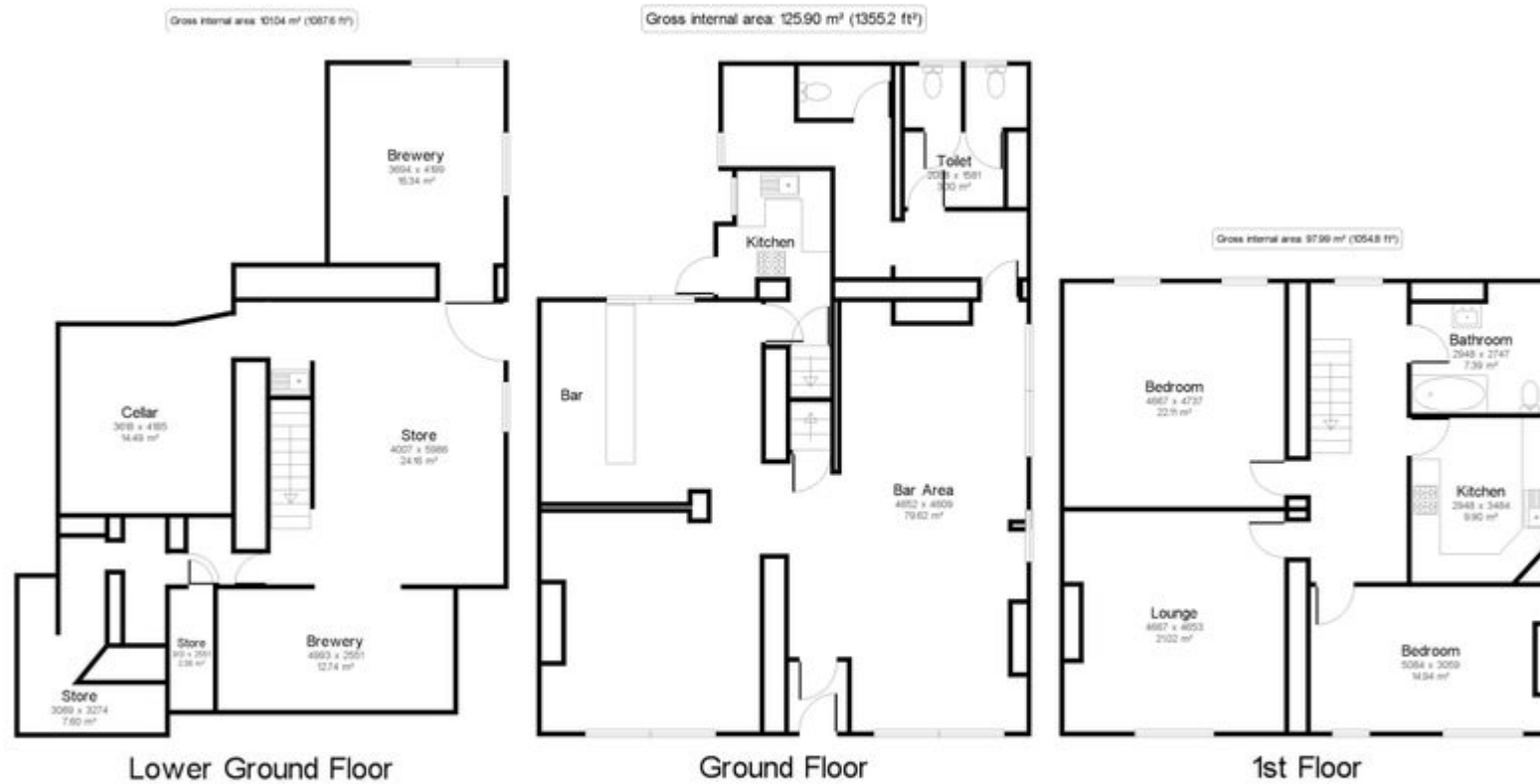
TRADING HOURS

Wednesday - Monday - 2.00pm - 12.00am
Tuesday - 2.00pm - 10.30pm

BUSINESS RATES

Current rateable value is £6,800 as of April 2026.
Confirmation of actual business rates payable should be obtained from the local authority.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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CONTACT

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



JAMES DODD

Business Agent - Pubs and Restaurants

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E: james.dodd@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

