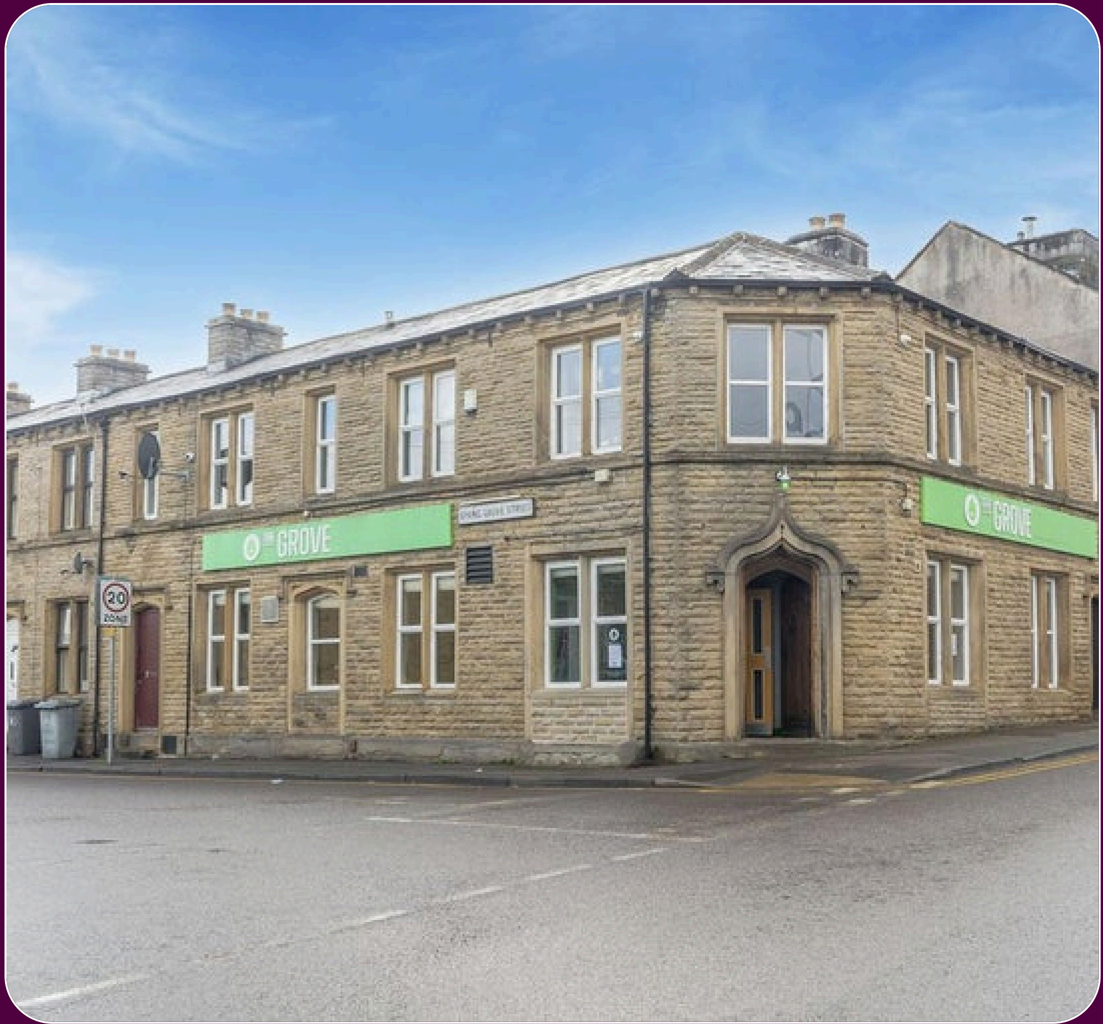


The Grove Inn

- 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

2 Spring Grove Street, Huddersfield, HD1 4BP

Virtual Freehold: £395,000

Ref: 5455514

DESCRIPTION

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.

LOCATION

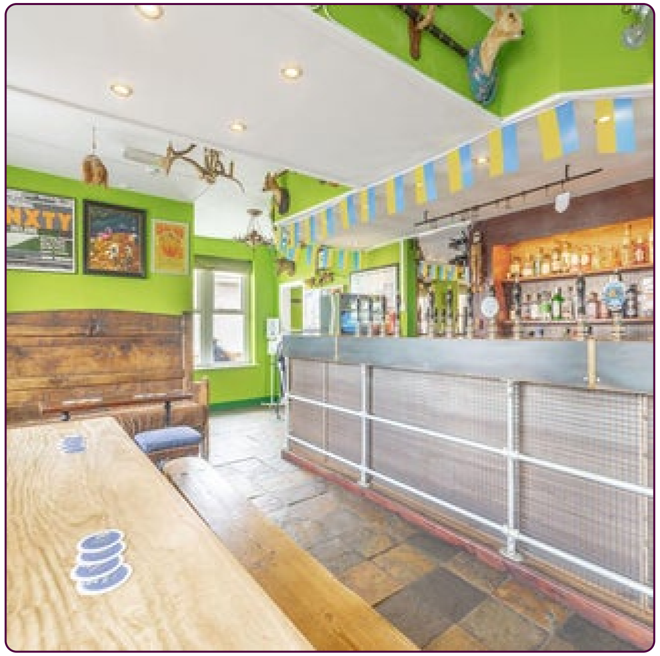
Huddersfield is a market town in the Kirklees district in West Yorkshire, England. It is the administrative centre and largest settlement in the Kirklees district. The property is just 4 miles away from the M62 via the A629.

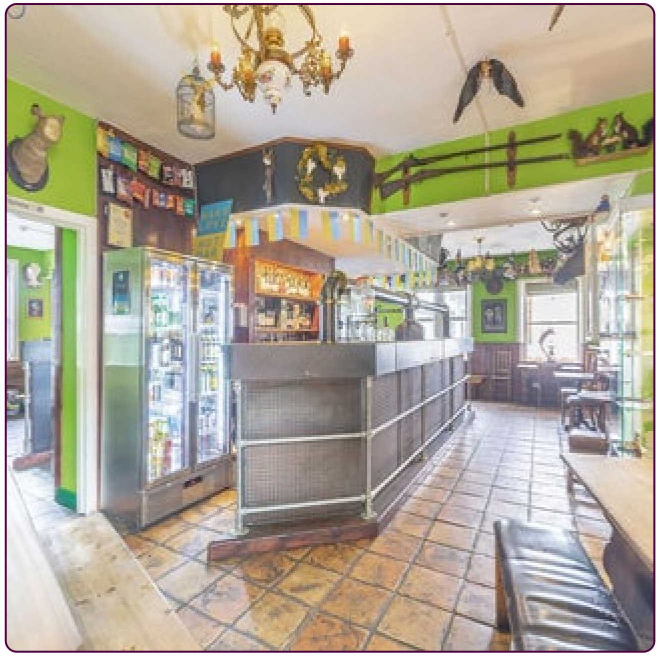
INTERNAL DETAILS

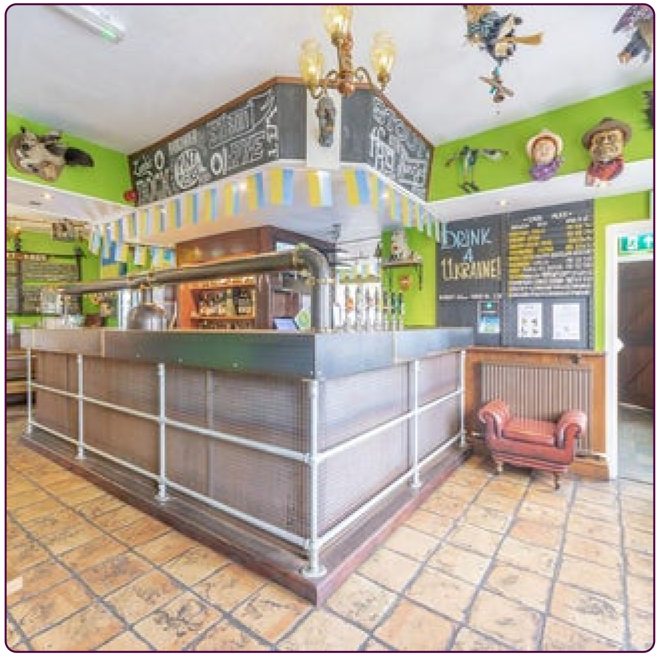
Comprising a very generous sized bar and seating area for 80, with a large beer garden situated to the rear which boasts 100 covers. The property was originally four terraced houses before being converted into The Grove inn.

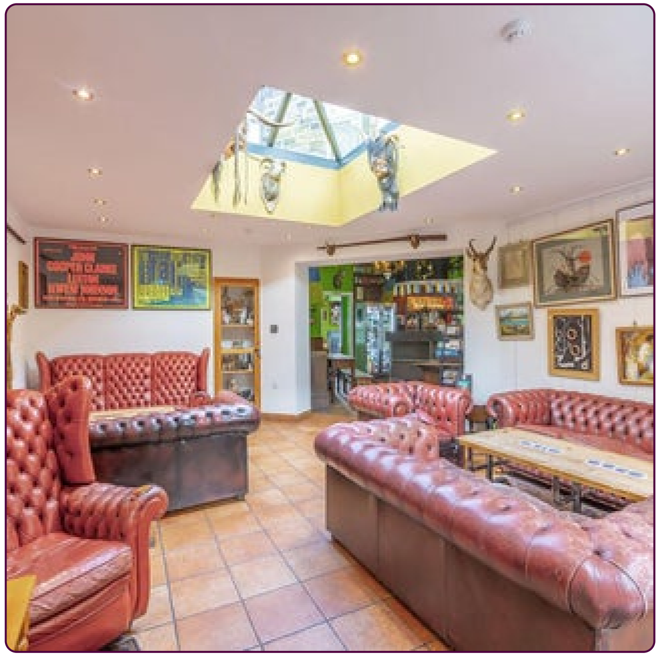
FIXTURES & FITTINGS

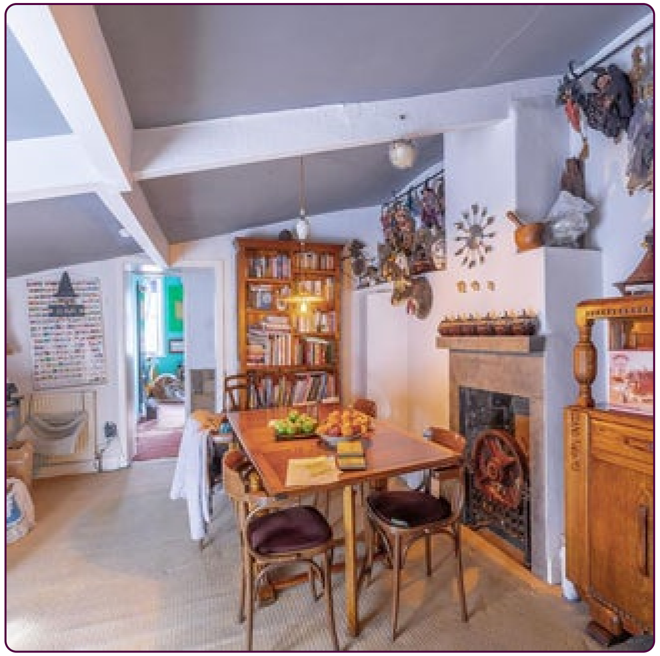
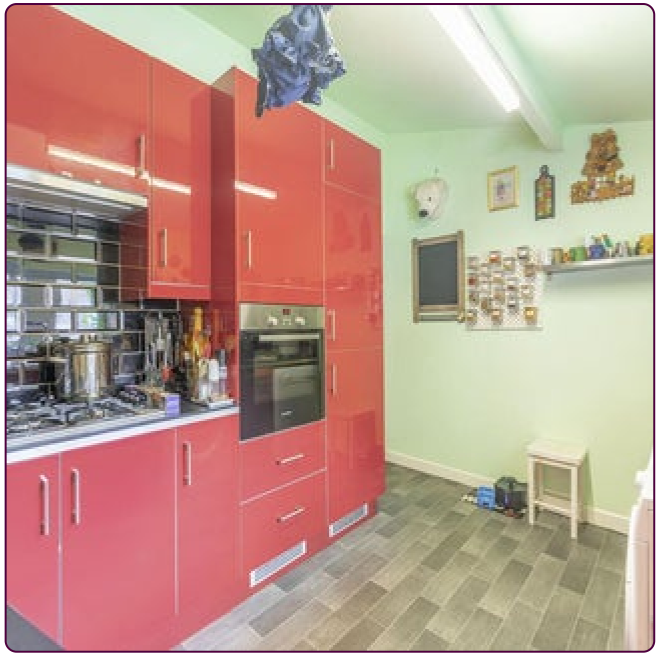
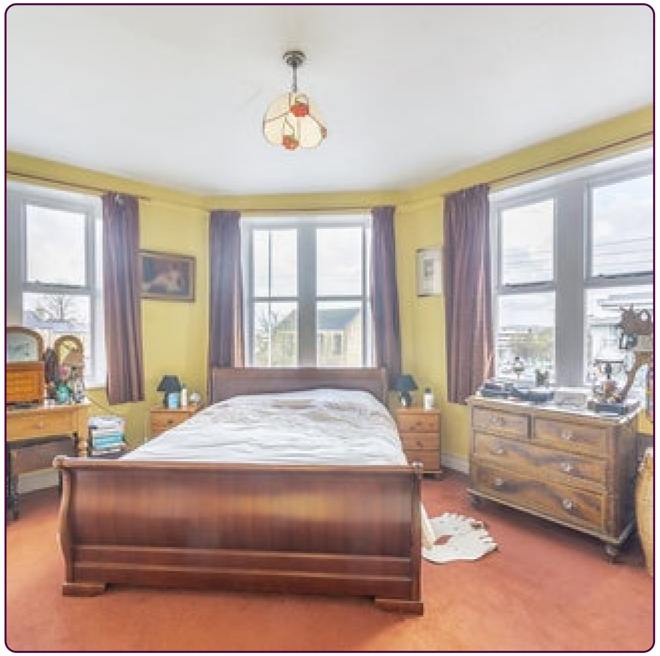
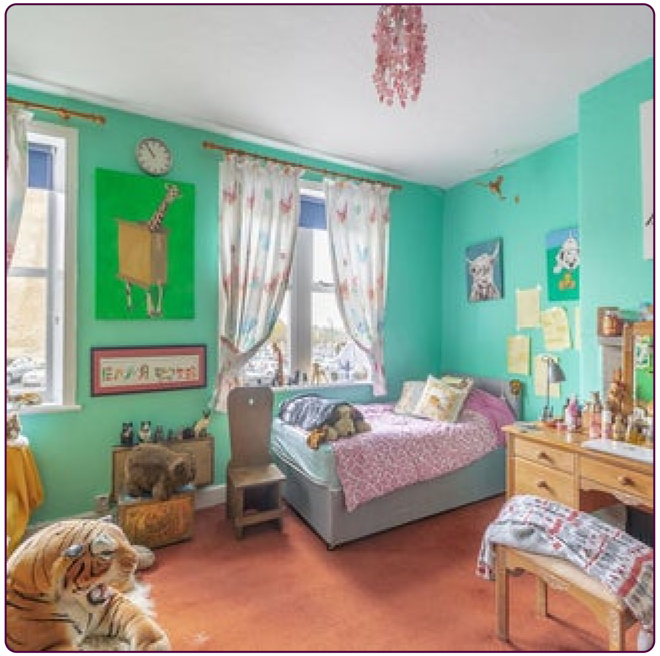
All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.









OWNER'S ACCOMMODATION

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

STAFF

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

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.

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 FINANCE
Part of the Christie Group

INSURANCE

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

T: 01908 920 570

E: enquiries@christieinsurance.com

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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.

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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CHRISTIE & CO