

GRIFFIN INN

86 Hudrake, Haslingden, Rossendale, BB4 5AF

FREEHOLD: £330,000 | REF: 5652118

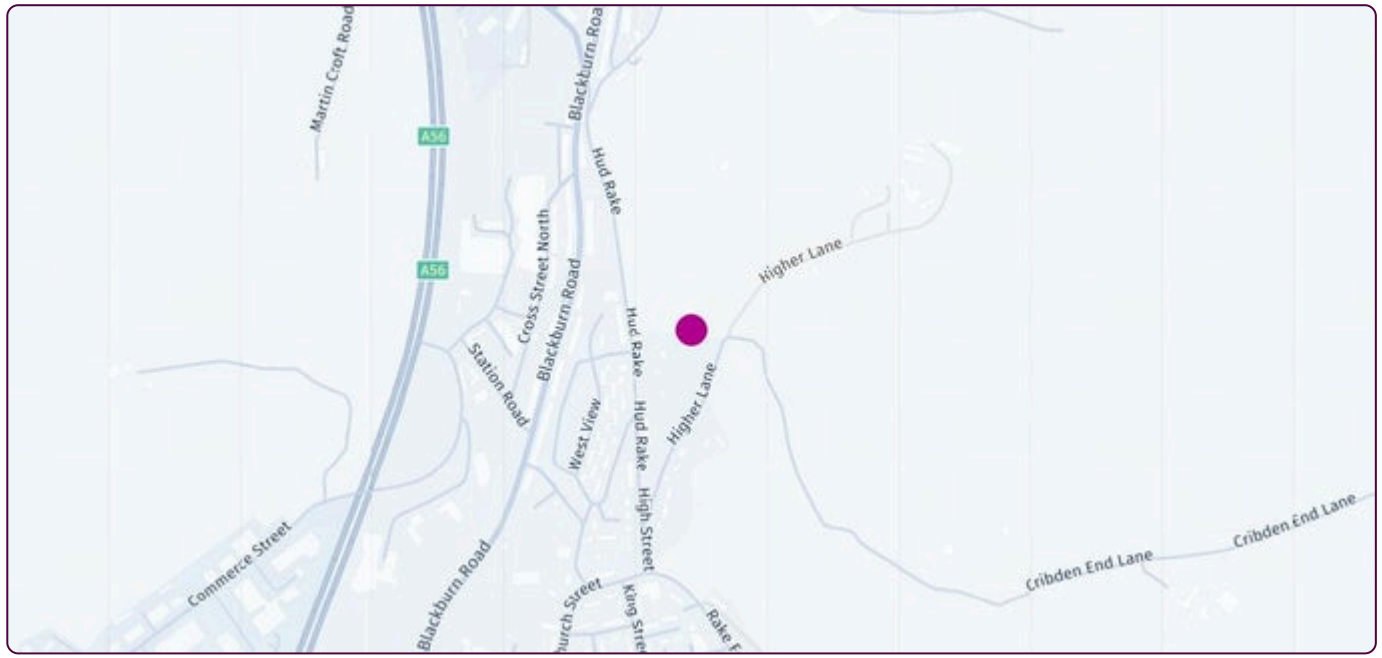
KEY HIGHLIGHTS

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



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. In addition to the core pub operation, the property benefits from an established brewery presence, which has historically generated significant additional income and further enhances the pub's unique offering.







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.

To the lower ground floor is a spacious cellar with excellent access. The cellar currently houses a brewing station operated by Rossendale Brewery, providing a distinctive feature rarely found in similar opportunities. Historically, the brewery operation has contributed a valuable secondary revenue stream alongside the traditional pub 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 opportunities to further develop food, events, and destination trade, the business is well positioned for future success. The added benefit of the brewery operation, which generates additional takings, provides an established supplementary income stream and a unique selling point that sets the business apart from many comparable pubs. The combination of regular local custom, visitor trade, owner's accommodation, commercial kitchen and brewery income creates a highly attractive proposition for an experienced operator.

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.




Gross internal area: 125.90 m² (1355.2 ft²)
Brewery
Cellar
Store
Store
Brewery
Store
Lower Ground Floor
Toilet
Kitchen
Bar
Bar Area
Ground Floor
Bedroom
Bathroom
Kitchen
Lounge
Bedroom
1st Floor

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

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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:



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