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WESTLAKE & CO
CHARTERED SURVEYORS

SUBSTANTIAL PUBLIC HOUSE/RESTAURANT PREMISES TO LET



THE THREE ACRES LEES MOOR KEIGHLEY BD21 5QE

- High capacity free house/dining premises •
- Superb rural location close to major population centres with significant catchment •
- Large site with car parking, playground and paddock •
 - Wholly refurbished throughout •
- T/O approx. £420,000 per annum net (split approx. 30% wet/70% dry) •

New lease available – flexible terms
Immediately available at nil premium



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PARTICULARS

(Information provided is for guidance purposes only – interested parties should satisfy themselves as to the accuracy of all details given)

Formerly The Quarry House, the premises have traded as the Three Acres from Summer 2007 following an extensive refurbishment and extension programme.

Trade area essentially comprise two separate (and effectively self-contained) bar/dining areas each served by (wholly new) catering kitchens at the rear. The business is comprehensively furnished and equipped throughout to an excellent standard, including all service areas, with good cellarage and are offered together with 'new' two bed. private living quarters.

Externally, there is a large surfaced car park (approx. 70 cars) together with enclosed children's playground. There are sitting out areas with outdoor furniture front and rear, plus separate paddock.

The property is situated in open countryside just to the South of the main A629 Keighley – Halifax Road and immediately to the East of its junction with the A6033 Hebden Bridge Road, at Crossroads. Keighley is approx. two miles to the North, Haworth two miles to the South West, and Bradford six miles to the South-East.

Accommodation: ENTRANCE VESTIBULE with LADIES, GENTS and w.c. facilities for disabled, BAR/DINING AREA 11.7m x 8.7m average (approx. 55 covers) having stone feature walls and timber ceiling, central timber dance floor and with carvery unit to side; BAR 6.8m x 3.5m. Stone flag floor with timber top bar counter; DINING AREA 5.0m x 4.8m (12 covers) with stone fireplace open to further DINING AREA 8.8m x 4.1m (approx. 40 covers); BAR 5.8m x 5.3m. Fitted seating and with corner timber bar counter; further ENTRANCE VESTIBULE with BOTTLE STORE and LADIES and GENTS TOILETS; KITCHEN/WASH AREA – extensively equipped; BEER CELLARS.

First Floor: Licensees Private Accommodation comprising: SITTING ROOM, KITCHEN, two BEDROOMS, BOXROOM and BATHROOM.

Externally: Large surfaced CAR PARK (approx. 70) to rear; PATIO/SMOKING AREA, paved behind low walls with outdoor furnishings, extensive childrens playground, fully equipped.

FURTHER INFORMATION AND PHOTOGRAPHS: www.the3acres.com

The Business: The premises have operated from June 2007, trading midday – 11 p.m. daily with food available (good range of typical pub fayre) at all times to 9.30 p.m. either from the carvery or a la carte menu.

Management accounts for the most recent trading period confirm MAT sales of approx. £420,000 per annum split approx. 70% food/30% wet – with an overall gross profit of 61%. Trading details are subject to formal confirmation with further details being available to bone fide parties who have inspected the property.

The availability of The Three Acres represent a superb opportunity for new operators to capitalise on the strong established track record, taking the business forward capitalising on the substantial recent refurbishment and enlargement of these premises.

Lease Details: New standard commercial (tenants full repairing and insuring) lease is available for a term of, say, 10 years (5 year rent review), free of tie, at an initial rent of £45,000 per annum. The tenant will be required to purchase trade furnishings and equipment (region £65,000) although the business is available at **nil premium.**

Option to purchase available – by negotiation

Viewing: All enquiries to the sole letting agents Westlake and Company – 01756 748100 (Ref: AMD?ER).

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These particulars are intended only to give a fair description of the property as a guide to buyers accordingly a) their accuracy is not guaranteed and neither Westlake & Co. nor their vendor(s) accept liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars.