



# A.W. Gore & Co.

LICENSED PROPERTY VALUERS  
Established 1890

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## ON THE INSTRUCTIONS OF COUNTY ESTATE MANAGEMENT (PUBS) LTD

**NEW LEASE OR TENANCY TO BE GRANTED  
NIL PREMIUM – INVENTORY AT VALUATION  
FLEXIBLE “INGOINGS” AND TERMS  
COMPETITIVE RENT – FREE OF ALL TIES**

**HOUSE CURRENTLY CLOSED PENDING RE-LETTING**



**THE TOWN HALL INN  
12 SWAN LANE, LOCKWOOD, HUDDERSFIELD,  
YORKSHIRE, HD1 3UB**

**MINIMUM “INGOINGS” £5,000**  
(plus investment capital if required)

**THE TOWN HALL INN**  
**12 SWAN LANE, LOCKWOOD, HUDDERSFIELD, YORKSHIRE, HD1 3UB**

**LOCATION**

The Town Hall Inn stands in the Lockwood district of Huddersfield in Yorkshire in an area of mixed residential/light industrial property. The Town's main amenities all lie within easy reach.

**DESCRIPTION**

A two storey property of stone built elevations under a pitched slate roof with various additions to flanks and rear.

**TENURE**

Our Landlord Clients are happy to grant either a traditional tenancy or longer assignable Lease on the property, depending on the level of Tenant investment. Rent is fully negotiable though, as the premises are currently closed, stepped rents/rent free periods would be considered. The Lease will be COMPLETELY FREE OF ALL TRADE TIES.

**TRADE**

As the Premises has been run under Tenancy/Lease for many years, no trade can be sold nor warranted. Prospective parties should make their own assumptions as to likely achievable trade taking into account the style, location and free of tie aspect of the Lease.

**ACCOMMODATION**

**GROUND FLOOR**

**2 BARS**

**SERVERIES**

**W.C.'s**

**Small CATERING KITCHEN**

**FIRST FLOOR**

**3 BEDROOMS**

**LOUNGE**

**BATHROOM**

**W.C.**

**OUTSIDE**

**Small rear BEER GARDEN**

**AGENT'S NOTE**

Our Clients are looking to reopen this unit which is currently closed following the departure of the previous Tenant. All aspects of the letting will be negotiable as quality of operator is vital in the current financial climate where funding for Leasehold/Tenanted Businesses is often of limited availability.

**LICENCES**

We are advised that the property enjoys a Premises Licence.

**RATES**

Kirklees Council informs us that the property is assessed to a Rateable Value of £4,000. The Uniform Business Rate payable for 2008/09 is at 45.8p in the £ which includes the provision of Small Business Rate Relief. The domestic accommodation is in Council Tax Band A.

**INVENTORY**

A W Gore & Co will prepare an Inventory of the trade fixtures & fittings to be included in the sale at Valuation.

**STOCK & GLASSWARE**

As the Premises is currently closed there will be no stock or trade glassware to be purchased at completion.

**VIEWING**

Formal viewing by appointment only via A W Gore & Co, Brighton (Tel: 01273 565621).

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NOTE – Messrs A W Gore & Co as Agents for the Vendor give notice that (1) although every effort is made to ensure that these particulars are correct, no guarantee is given, neither do they constitute an offer, or any part of a contract. (2) All statements contained in these particulars are made without responsibility on the part of the Agents or their Client, and no statement contained therein to be relied upon as a statement of fact. An intending purchaser must satisfy himself, by inspection or otherwise, as to the correctness of the particulars, which are issued on the understanding that should the property have been disposed of or withdrawn, no liability is acknowledged as to any expenses incurred and that all negotiations respecting the property are conducted through Messrs A W Gore & Co. Applicants are urged to make a prior appointment in order to avoid a fruitless journey.