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**The Grouse Inn Tenancy**

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| **Location:**  The Grouse Inn  Harehills Lane  Oldfield  Keighley  BD22 0RX | **Date:** 10 September 2021  **Deadline for applications:**  Dependent on applications received  **Email:**  [paul.turner@timtaylors.co.uk](mailto:paul.turner@timtaylors.co.uk) |

A fantastic opportunity has arisen within the Timothy Taylor’s Pub Estate. We are looking for enthusiastic and experienced operators to take on the new tenancy agreement at The Grouse Inn, Oldfield.

**Property Details:**

The Grouse Inn nestles high above the Worth Valley alongside an ancient packhorse route; with spectacular views across Top Withens, better known as Wuthering Heights. You can sit outside sipping your Timothy Taylor’s, enjoying one of the most dramatic vistas in Yorkshire, weather permitting of course! You can be assured of a true Yorkshire welcome at The Grouse Inn along with the very best in honest, good quality, home-cooked cuisine, and traditional hand-pulled, award-winning Timothy Taylor’s ales. Plus, a variety of continental lagers, as well as an extensive wine list.

The Grouse Inn has extensive off-road parking and internally continues to maintain a high standard of furnishings, where the site has recently undergone a refurbishment.

**Trading Style:**

The trading area consists of a bar servery, lounge, and bar dining areas with real open fires for those winter nights – it also has a cosy snug area, as well as a private function room. All rooms are decorated and furnished to a high standard. A spacious patio area also provides additional external trading space as well a large, grassed area.

Current opening hours are Tuesday to Thursday 12 noon-9pm, Friday and Saturday 12 noon-9.30pm and Sunday 12 noon-8pm. The site is currently closed on a Monday.

Offering six cask and eight keg lines along with a traditional and good-sized bar. Tenants are free of tie on wines, spirits, soft drinks, and bottles (other than our own beers).

The private accommodation consists of a lounge with gas fire, two double bedrooms, fitted kitchen with electric oven and gas hob, and bathroom with separate shower. There is private access to the flat as well as access through the pub. There is also an office, staff room and laundry all located on the first floor.

**Applicant Profile:**

We are looking for an experienced operator/s who have a good catering background.

**Financials and Tenure:**

* Agreement type: **Tenancy**
* Length of Tenure: **5 years**
* Rent: **£20,000 plus 5% of turnover (approximately £61,000 based on fair and maintainable level of trade)**
* Tie: All draught products and Timothy Taylor’s own bottled beers must be purchased from the brewery. All other products can be purchased from your own choice of supplier.
* Ingoings:
  + **Bond £5,000**
  + **Legal Fees £1,000**
  + **Stock & Glassware £7,000**
  + **Working Capital £10,000**
  + **Fixtures and Fittings £50,000**

The fixtures and fittings value is an estimate and will be finalised upon entry. An interest free loan is available to purchase this if necessary.

**How to Apply:**

To register your interest, or for further information, please contact Timothy Taylor’s Estate Operations Director, Paul Turner, by email [paul.turner@timtaylors.co.uk](mailto:paul.turner@timtaylors.co.uk) or call 07918 174 998.

Alternatively write to us at:

Paul Turner

Estate Operations Director

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