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**Timothy Taylor’s**

**The Inn at Cheltenham Parade, Harrogate**

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| **Location:**  The Inn at Cheltenham Parade  26-30 Cheltenham Parade Harrogate  HG1 1DB | **Date:**  28th April 2025  **Email:**  [paul.turner@timtaylors.co.uk](mailto:paul.turner@timtaylors.co.uk) |

Timothy Taylor’s is one of the UK’s oldest family-owned breweries with over 160 years’ heritage of brewing award-winning ales, with their Landlord winning more awards than any other beer, winning both CAMRA Champion Beer of Britain and the Brewing Industry Awards Gold Medal four times. Established in 1858 when Timothy Taylor began brewing in Keighley, the company remains in the family and is the last independent brewery of its type left in West Yorkshire.

A fantastic opportunity has arisen within the Timothy Taylor’s Pub Estate. We are looking for experienced operators to take on the new tenancy agreement at The Inn at Cheltenham Parade in Harrogate.

**Property Details:**

The Inn at Cheltenham Parade is a well-established bar, restaurant and hotel located in the centre of the world-famous spa town of Harrogate, North Yorkshire, just a 2 minute walk from The Conference Centre.

The pub has a central bar servicing the ground floor drinking and dining areas. A wide range of our award-winning cask ales are stocked along with other premium products.

To the front of the pub, there is an outdoor terrace space with a weatherproof retractable canopy and glazed balustrade. This area is heated allowing for year-round use.

There are14 en-suite guest letting bedrooms which enjoy a healthy occupancy.

**Trading Style:**

The trading area consists of a bar servery, dining and drinking areas and a covered external trading area to the front of the property which holds an external pavement licence for use until 10pm.

Current trading hours are 7am until late as non-residents can also enjoy breakfast

Offering seven cask lines (allowing for the full range of Timothy Taylor’s cask ales), and 8 keg lines along a traditional bar. Tenants are free-of-tie on wines, spirits, soft drinks, and bottles (other than our own beers).

The Inn also has a well-appointed catering kitchen located on the ground floor

**Applicant Profile:**

The business has a current annual turnover in excess of £1m and due to the complexeties of managing the three income streams we are looking for an experienced operator/s to become our partners in this high profile venture.

**Financials and Tenure:**

* Agreement type: **Tenancy**
* Length of Tenure: **3 or 5 years**
* Rent: **TBA**
* 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 £2,000**
  + **Stock & Glassware £10,000**
  + **Working Capital £10,000**
  + **Fixtures and Fittings Approx. £60,000 (TBC)**

The fixtures and fittings value is an estimate and will be finalised upon entry.

**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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