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**Timothy Taylor’s**

**The Town Hall Tavern**

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| **Location:**The Town Hall Tavern17 WestgateLeeds City CentreWest YorkshireLS1 2RA | **Date:**  21 March 2022**Email:** 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 Town Hall Tavern in Leeds City Centre.

**Property Details:**

The Town Hall Tavern is a historic Leeds pub, dating back to 1926. It relaunched in May 2011 becoming one of Leeds’s popular drinking and dining destinations, but traditionally, it was used by solicitors and policemen who would sit on one side of the pub preparing for their cases, with the accused making the most of what could have been their last moments of freedom, drinking on the other side.

Situated between the courts and the Park Square Business District, with free Wi-Fi, the Town Hall Tavern is the perfect choice to relax with fine gastro-food and drinks in Leeds, whether it’s a business lunch or a night of celebrations in the city.

Refurbished in 2019, the pub provides a classic interior and décor that is fresh yet comfortable, whilst retaining the building’s traditional heritage and charm.

**Trading Style:**

The trading area consists of a bar servery, comfortable dining and drinking areas and currently holds an external pavement licence for use until 10pm.

Current opening hours are Monday to Thursday 11.30am to 11pm, Friday and Saturday 11.30am to 11.30pm and Sunday noon to 5.30pm.

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).

A well-appointed catering kitchen is on the first floor with a dumb waiter to deliver food to the ground floor trading area.

Private accommodation compromising a fitted kitchen, bathroom with separate shower, lounge and two double bedrooms are on the 1st and 2nd floors and is accessible through the pub and has private access. The flat also opens onto a spacious external patio area.

**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: **3 years**
* Rent: **£6,000 plus 4% of turnover. (Approximately £25,000 based on fair 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 £5,000**
	+ **Working Capital £10,000**
	+ **Fixtures and Fittings Approx. £25,000 (TBC)**

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 or call 07918 174 998.

Alternatively write to us at:

Paul Turner

Estate Operations Director

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