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**Timothy Taylor’s Pub Estate**

**The Hare & Hounds Country Pub**

**Job Description**

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| **Post:** The Hare & Hounds Tenant | **Reports to:**  Timothy Taylor’s Estate Operations Director |
| **Location:**  The Hare & Hounds  Lane Ends Lane  Old Town  Wadsworth  Hebden Bridge  West Yorkshire  HX7 8TN | **Date:** 5 August 2020  **Deadline for application:**  Dependent on applications received  **Email:**  [tim@timtaylors.co.uk](mailto:tim@timtaylors.co.uk) |

**Job details and purpose:**

A rare and fantastic opportunity has arisen within the Timothy Taylor’s Pub Estate. The Hare & Hounds Country Pub, Wadsworth, currently has a vacant tenant position and we are looking for an enthusiastic business partner/s.

**Property Details:**

Nestling 900 feet above Hebden Bridge in the tiny village of Old Town, the Hare & Hounds sits amongst some beautiful scenery. Just a 20-minute walk will take you to the centre of the wonderful and eclectic town of Hebden Bridge with its fine mixture of urban and rural. The area has a rich literary and artistic history, including writers, photographers, musicians, artists, alternative practitioners, teachers, green and New Age cultures. You name it and Hebden Bridge has it. From coffee bars to micro pubs, Turkish food to vegan food and its great little shops, Hebden has something for everyone.

With two buses an hour or a taxi for less than five pounds it is easy to escape back to the peace and quiet of the village and the Hare & Hounds.

Sitting on the edge of the Calderdale Way, the Hare & Hounds is a traditional Yorkshire country inn offering good homemade food and fine cask ales. Each of the five en-suite rooms has stunning, panoramic views and the Stoodley Pike monument can be seen across the valley from the patio. Given its dramatic setting, the Hare & Hounds is an idyllic base from which to explore Hebden Bridge, the Pennines and the surrounding countryside, with a variety of popular walks virtually on the doorstep.

The trading area consists of a bar servery (usually offering the full range of Timothy Taylor’s championship cask ales), a dining area supported by a large catering kitchen on the second floor (adjoining the converted barn) with Wi-Fi available throughout. A spacious patio also provides additional external trading space.

**Trading Style:**

The Hare & Hounds currently offers three revenue streams with a well-stocked bar, regularly changing menu served daily from noon and the five en-suite double bedrooms in the adjoining barn conversion.

Current opening hours are Monday to Friday 9am to 9pm, Saturday noon to 10pm and Sunday noon to 9.30pm.

Offering seven cask and six 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). The site has recently transitioned to an all-day service, having previously only opened from 5pm during the week, giving an immediate opportunity to drive increased revenue.

**Private Accommodation:**

A spacious entrance hall gives access to a generous living room, bathroom and two large double bedrooms with lovely rural views to the front elevation.

**Applicant Profile:**

We are looking for an experienced operator/s who have a good catering background and experience with accommodation. **Potential to be immediately available.**

**Financials and Tenure:**

* Length of Tenure: **3 or 5 years**
* Agreement type: **Tenancy**
* Rent: **£22,000**
* Ingoings: **£5,000 bond plus stock. Fixtures and fittings would be valued upon entry for which an interest free brewery loan could potentially be available**
* Tie: **There is a tie on draught products, but no tie on minerals, wines, spirits and bottled beers (except Timothy Taylor’s bottled beers)**

This fantastic opportunity has just become available and we expect there to be a **great deal of interest**. If you feel you have all the required skills to further enhance this tremendous and well renowned business, register your interest, or for any further information, please email [tim@timtaylors.co.uk](mailto:tim@timtaylors.co.uk) with a CV or cover letter detailing your relevant work history.

Alternatively write to us at:

FAO: Estate Operations Director

Timothy Taylor & Co Ltd

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