



GREYHOUND INN, WORSBOROUGH DALE WORSBOROUGH DALE, S70 4SQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Description

Situated on Worsborough High Street, The Greyhound is a traditional community pub at the heart of a well-established residential area just 2-3 miles south of Barnsley town centre. This standalone brick-and-stone public house offers a welcoming local atmosphere, complemented by a rear beer garden providing valuable outdoor seating space. The pub benefits from its position within Worsborough, a long-standing former mining community with a loyal local customer base, made up of families, working professionals, older residents and longstanding regulars. Serving primarily as a neighbourhood pub, The Greyhound enjoys strong local trade from residents living within walking distance, while also attracting visitors exploring the nearby Worsborough Mill, Reservoir and Country Park, popular destinations for walking, fishing and family days out. Transport links are excellent, with regular bus services to Barnsley town centre and surrounding areas. Barnsley railway station is approximately 10 minutes away by car, providing direct rail connections to Sheffield, Leeds, Huddersfield and beyond. The pub also benefits from convenient access to the M1 motorway via Junctions 36 and 37, making it easily accessible from the wider South Yorkshire region.

Pub Layout

The Greyhound is a small, community-focused pub centred around a compact central bar that serves two cosy lounge areas, creating an intimate atmosphere rather than multiple large drinking spaces. The central bar is the operational hub of the business, serving both internal trading areas and the outdoor seating space. Inside, the pub features a mix of bench seating, low-level tables and chairs, wooden flooring, and traditional dark wood furnishings that add warmth and character throughout. The customer toilets are located to the right of the bar, while the walls are decorated with local photographs and community notice boards, reinforcing the pub's strong local identity. Externally, a small decking area with bench seating provides an additional outdoor space and serves as a convenient smoking area, complementing the large rear beer garden. This substantial outdoor seating area is ideal for families and seasonal trading, offering excellent potential during warmer months.

TRADING STYLE

The Greyhound is a traditional, wet-led community pub with a loyal customer base and strong local support. Already well established within the area, the pub offers an excellent opportunity for an ambitious operator to build on its success and take the business to the next level. There is scope to increase sales by enhancing the drinks range to attract a broader customer base and drive trade throughout the year. The pub also benefits from a large rear beer garden, providing significant potential to host community events, festivals and outdoor entertainment during the warmer months. There is scope to develop a more structured programme of live entertainment, quizzes or themed events could help increase footfall, particularly on quieter trading days, further strengthening the pub's position at the heart of the community.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor of the pub and comprises of two double bedrooms, kitchen, lounge and bathroom.



Beer Garden



Live Music

FINANCIAL

Weekly Rent: £250

Estimated Annual Turnover*: £228,464

Security Deposit: £5,000

Working Capital: £3,000

Stock: £3,000

Fixtures and Fittings: Funding options may be available for the right licensee.

Business Rates: £Nil. Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Whether you're new to the trade or an experienced licensee, Anthony Lowther-Knowles believes The Greyhound offers a fantastic opportunity to take the helm of a well-established community pub. With its traditional character, central bar and prominent position within Worsborough Dale, the pub has all the ingredients to become a thriving business.

Ideal Applicant

We are looking for someone who can:

- Create a warm and welcoming environment that encourages customers to return time and again.
- Build strong relationships with local residents, sports teams, groups and organisations.
- Introduce a successful rhythm of the week, including quizzes, live entertainment and charity events.
- Maximise sales through engaging promotions, value-led drinks offers and excellent retail standards.
- Use local marketing and social media to increase awareness and attract new customers.
- Deliver consistently high standards across all aspects of the business.
- Take pride in running a well-presented pub and driving commercial success.

For the right licensee, The Greyhound represents the chance to build a thriving business at the centre of Worsborough Dale. By creating reasons to visit throughout the week and delivering a great customer experience, there is excellent potential to grow trade, strengthen the pub's reputation and secure its place as a popular local destination.



Beer Garden



Live Music