



ROYAL & ANCIENT, HUDDERSFIELD HUDDERSFIELD, HD5 0RE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£22,875

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Description

The Royal & Ancient is a historic, food-led pub in Huddersfield's popular HD5 suburb. This striking Gothic-style stone building, dating back to the 17th century and recognised as Huddersfield's oldest pub, enjoys strong kerb appeal and prominent signage. Located on Dalton Bank near Colnebridge, around four miles from Huddersfield town centre, the pub sits within a densely populated residential area surrounded by terraced and family housing, schools, local amenities, and retail parks, generating consistent trade throughout the week. The property also benefits from excellent transport links, with easy access to the M62, Huddersfield railway station, and routes to Leeds and Manchester.

Pub Layout

The pub can be accessed via either the grand front entrance with its impressive double frontage or the side entrance. Inside, a long exposed brick bar provides a central servery, creating a striking focal point. The dining space is split into two distinct areas: to the right, a carpeted section with feature wallpaper and upholstered seating offers a softer, more formal setting ideal for families and larger groups; while to the left, wooden flooring, exposed brick walls, and a mix of bench and loose seating create a more relaxed dining atmosphere. The fully equipped commercial kitchen is positioned to the right of the bar servery. Throughout, the pub retains a wealth of traditional character features including exposed beams and real fires, complemented by tasteful décor that blends the building's historic charm with a modern touch. Externally, a decked seating area with festoon lighting and bench seating provides an inviting outdoor space for customers during the warmer months.

TRADING STYLE

The Royal & Ancient is a well-established food destination pub, known for its freshly prepared food and popular Sunday Lunch offering, which generates strong repeat custom. The business currently operates with an approximate 70/30 wet-to-dry sales split, reflecting the strength of its food trade alongside a solid drinks offering. The pub enjoys a loyal local customer base and benefits from its reputation for quality food and a welcoming atmosphere. There is also clear potential to further grow trade, particularly as the business is currently closed on Mondays. Introducing Monday opening hours could increase both food and drink sales while building on the pub's already strong trading position.

FINANCIAL

Weekly Rent: £836.54

Estimated Annual Turnover*: £219,085

Security Deposit: £10,875

Working Capital: £6,000

Stock: £6,000

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

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.



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Open Fire

BDM VISION

Anthony Lowther Knowles, Business Development Manager, is leading The Royal & Ancient into an exciting new chapter as a premium dining pub at the heart of the community. He is looking for a licensee who can combine quality dining, warm hospitality and a relaxed atmosphere, creating an all-day destination that appeals to all customers. The business will offer freshly prepared food complemented by a carefully selected drinks range. With seasonal menus, standout Sunday roasts, themed events and exceptional service, The Royal & Ancient is set to become a destination of choice for both local residents and visitors alike.

The Ideal Applicant

- Bring the energy, drive and vision to establish The Royal & Ancient as a leading dining destination, building a reputation for outstanding quality and customer service.
- Have a proven track record of successfully operating a quality hospitality business, with a passion for fresh food, high standards and delivering exceptional customer experiences.
- Demonstrate strong leadership skills, with the ability to recruit, motivate and develop a high-performing team that shares their commitment to excellence.
- Possess the flair to deliver memorable dining occasions, engaging events and compelling reasons for customers to return time and time again.
- Have a strong understanding of stock control, margin management, labour optimisation and the commercial drivers required to maximise performance and profitability.
- Be confident in building relationships across the local area, generating customer loyalty and growing trade through effective marketing, promotions and community engagement.

If you have the ambition, commercial acumen and creativity to shape a thriving dining destination, we'd love to hear from you. This is a fantastic opportunity to make your mark on a pub with significant potential.



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Open Fire