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TRAVELLERS REST, BROCKHOLES

BROCKHOLES, HD9 7AZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,250

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Travellers Rest is a charming pub located in Brockholes, a picturesque village in the Holme Valley area of West Yorkshire. Brockholes is a welcoming community, home to a mix of families, professionals, and retirees, offering a peaceful, rural lifestyle while remaining within easy commuting distance of larger towns and cities. The surrounding area is renowned for its stunning countryside, featuring rolling hills, woodlands, and rivers, making it a popular destination for hiking, cycling, and other outdoor pursuits. Nearby Holmfirth adds to the area's appeal, known for its vibrant arts scene and cultural events that draw visitors from across the valley. Brockholes itself benefits from excellent accessibility, situated close to the A616 and within easy reach of Huddersfield, while the village's railway station provides convenient connections to the wider region, making it both a tranquil and well-connected location.

Pub Layout

The Travellers Rest is celebrated for its traditional pub atmosphere, offering a cosy and welcoming environment that instantly makes visitors feel at home. Upon entering, you are greeted by the main bar area, which exudes rustic charm with its wooden furnishings and a real open fire to the right, creating a warm and inviting focal point. The bar is thoughtfully laid out with three distinct areas of fixed seating, perfect for both larger groups and more intimate gatherings, fostering a strong sense of community. The bar itself is well-stocked, featuring a range of premium brands and cask ales, while the back bar offers an impressive selection of wines and spirits to suit all tastes. To the left of the entrance lies the main pub area, accommodating up to 40 covers with a pool table and darts board. This versatile space can also serve as a function room with its own separate entrance, making it ideal for events and private gatherings. Conveniently located within this area are the ladies' and gents' toilets, ensuring guest comfort. Behind the scenes, the pub benefits from a large commercial kitchen and preparation area, accessible both from behind the main bar and the dining area. This

TRADING STYLE

The Travellers Rest is currently trading well, with a modern twist on traditional pub fayre and strong food and drink offers proving key to its success. The pub maintains a cosy and welcoming atmosphere, infused with historic and rustic charm. A classic pub menu, complemented by a wide selection of ales, beers, wines and spirits, continues to appeal to a diverse clientele. The business attracts regular local customers alongside families and visitors exploring the scenic Holme Valley, enabling the pub to cater to a broad range of tastes while remaining a valued hub within the local community.

ACCOMODATION

Private Accommodation
The living accommodation is located on the first floor with access via the pub. This consists of two bedrooms, large living room with capacity for a dining table, kitchen, bathroom and toilet.

FINANCIAL

Weekly Rent: £403.85
Estimated Annual Turnover*: £310,255
Security Deposit: £5,250
Working Capital: £5,000
Stock: £5,000
Fixtures and Fittings: To be confirmed upon valuation – funding options 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 | Function Room | Kitchen | Open Fire | Sports Teams

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BDM VISION

The Travellers Rest offers an exciting opportunity for an experienced and knowledgeable licensee. This well-established and strongly performing pub has tremendous potential for growth, making it ideal for an individual or couple ready to take the business to the next level. A true community hub at heart, the pub thrives on engagement with local groups, charities, and organisations, and the successful licensee will play a key role in strengthening these connections. With its welcoming atmosphere, The Travellers Rest can attract a diverse range of customers; from locals seeking a casual meal or drink, to families and visitors exploring the area. There is ample opportunity to enhance and expand the food offering, as well as to host a variety of events, including quiz nights, live music, and themed evenings. With a strong marketing plan and a creative approach, the pub's full potential can be realised. This is an ideal role for someone with exceptional retail and customer service skills, a passion for hospitality, and a genuine interest in serving the community. With the right licensee at the helm, The Travellers Rest can be revived as a traditional British pub, offering a warm, cosy, and welcoming environment for all.


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