

# THE HINCHLIFFE

Hebden Bridge Cragg Vale, Hebden Bridge HX7 5TA

Rent guide                      Potential turnover  
**£10,000** + VAT              **£330,000**  
per annum

25 parking spaces   Catering / restaurant   Living quarters



## GUIDELINE INGOING COSTS

Bond	£5,000
Fixtures Service Charge †	£3,750
Stock and Glassware	£4,000
Valuers and advisors fees	£550
Total ingoing fees    ††	£13,300

“ Attractive pub surrounded by charming countryside ”

† Service charge is 20% of total fixtures and fittings value

†† If you don't have all the funding available immediately, talk to us

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## OVERVIEW

The Hinchliffe Arms is a traditional country pub located in the picturesque village of Cragg Vale. This pub is at the heart of the community and offers a fantastic opportunity if you are looking to run a traditional country pub that caters for locals, walkers and diners alike. It has a well established reputation as a great destination food outlet, as well as being known for offering a great range of Cask Ales, Lagers and Fine Wines; all of which can be enjoyed by the lovely open fires in winter or outside on a sunny day. This pub is a true gem. The site underwent an immaculate refurbishment in 2016.

## TRADING FACILITIES

The trading area is relatively open plan. It compromises of a good size bar area with a lounge area directly in front where a real open fire forms a great focal point. The dining area is well set out and overall there are approx. 80 covers across the trading area. Externally as well as a large car park (approx. 25 cars) there is a good sized outside drinking area directly in front of the pub. The outlet also has a large catering kitchen.

## PRIVATE ACCOMMODATION

The living accommodation comprises of a large lounge, fitted kitchen, 2 large double bedrooms and a family bathroom.

## BARRELAGE

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2017/18	91	493	1831	80	3461	127
2018/19	84	436	1337	56	3512	117

2019/20	40	219	793	16	1538	55
2020/21	20	127	340	0	1036	29
2021/22	39	280	509	73	1606	54
2022/23	37	466	617	88	1949	56