



GRAY OX, LIVERSEDGE, HARTSHEAD

HARTSHEAD, WF15 8AL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£19,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Gray Ox is located in the charming village of Hartshead, West Yorkshire and is a delightful pub that benefits from its scenic surroundings and rich historical context. Hartshead is a village with deep roots, tracing back to pre-Norman conquest times adding a unique cultural significance to the area. Hartshead's location in the Kirklees district makes The Gray Ox easily accessible to both locals and visitors. The village is conveniently positioned near the M62 motorway, which connects major cities like Leeds to the east and Manchester to the west. This motorway access makes The Gray Ox a convenient stop for travellers and those exploring the region. The village is nestled in the picturesque Yorkshire landscape, offering visitors stunning views and a tranquil environment. The natural beauty surrounding Hartshead adds to the appeal of The Gray Ox, especially for those looking to enjoy a peaceful meal or drink in the countryside.

Pub Layout

The Gray Ox is a charming and cosy pub with a well thought-out layout. As you enter from the car park, the transition from the small lobby to the main restaurant area creates a welcoming feel, especially with the open-plan L-shaped room that beautifully blends traditional elements like exposed brick walls, beamed ceilings, and an open fire. The horseshoe bar to the left of the entrance is the heart of the pub, offering a warm and inviting spot for guests. With its premium product selection, it's a popular gathering place for locals and visitors. The mixture of low and high-level seating in this area, along with the additional entrance leading to the main road, offers a versatile space for both casual drinkers and those looking for a more relaxed dining experience. The small raised area nearby adds to the flexibility, serving as an extra spot for diners or those enjoying a drink. The restaurant area to the right of the entrance is very inviting, with a blend of seating styles and soft furnishings creating a comfortable atmosphere. The mezzanine level adds an interesting dynamic, providing additional dining space or a more private setting for events. The proximity of the catering kitchen, just off the restaurant is practical, ensuring efficient service. Outside, the pub continues to impress with its small paved area by the car park and the steps leading to a large garden with bench seating. The garden, with its stunning

TRADING STYLE

The Gray Ox is a quintessential village pub that exudes traditional charm, offering a warm and inviting atmosphere for its customers. It captures the essence of a classic English pub, making it a beloved spot for locals and visitors alike. Its rustic decor and cosy interiors reflect its heritage and provide a welcoming environment for all. The pub is known for its excellent daily food offerings, which feature a range of dishes made from fresh, locally-sourced ingredients complimented by a well-curated selection of drinks. The pub's garden is a major attraction, especially during the warmer months. It provides a relaxing space where customers can enjoy their meals and drinks outdoors. The garden's charm, coupled with good weather, makes it a prime spot for social gatherings and casual dining. The Gray Ox likely plays an important role in the community, serving as a hub for socializing, events, and gatherings. Its friendly service and welcoming atmosphere make it a go-to spot for locals.

ACCOMODATION

Private Accommodation

There is no private accommodation at this site.

FINANCIAL

Annual Rent: £30,000

Security Deposit: £7,500

Working Capital: £5,000

Stock: £7,000

Fixtures and Fittings: To be confirmed upon valuation – 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

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Community
Local



Open Fire



Kitchen



Car Park



Beer Garden

BDM VISION

The Gray Ox is an exceptional pub with tremendous potential, ideal for an experienced and ambitious licensee who is ready to take on the challenge of running a food-led establishment. This opportunity is perfect for someone with a passion for the hospitality industry, a solid business acumen, a keen eye for detail and a commitment to maintaining a welcoming and comfortable environment. The ideal licensee should have a strong background in managing food-led establishments, with a focus on delivering high-quality dining experiences and a well-curated menu that caters to a wide range of tastes, using fresh and locally sourced ingredients. Building strong relationships with the local community and creating a pub that serves as a social hub will be important. The licensee should be approachable and community-minded, fostering a friendly and inclusive atmosphere. The Gray Ox is the perfect opportunity to create a destination venue known for its exceptional food, great atmosphere, and strong community ties.



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