



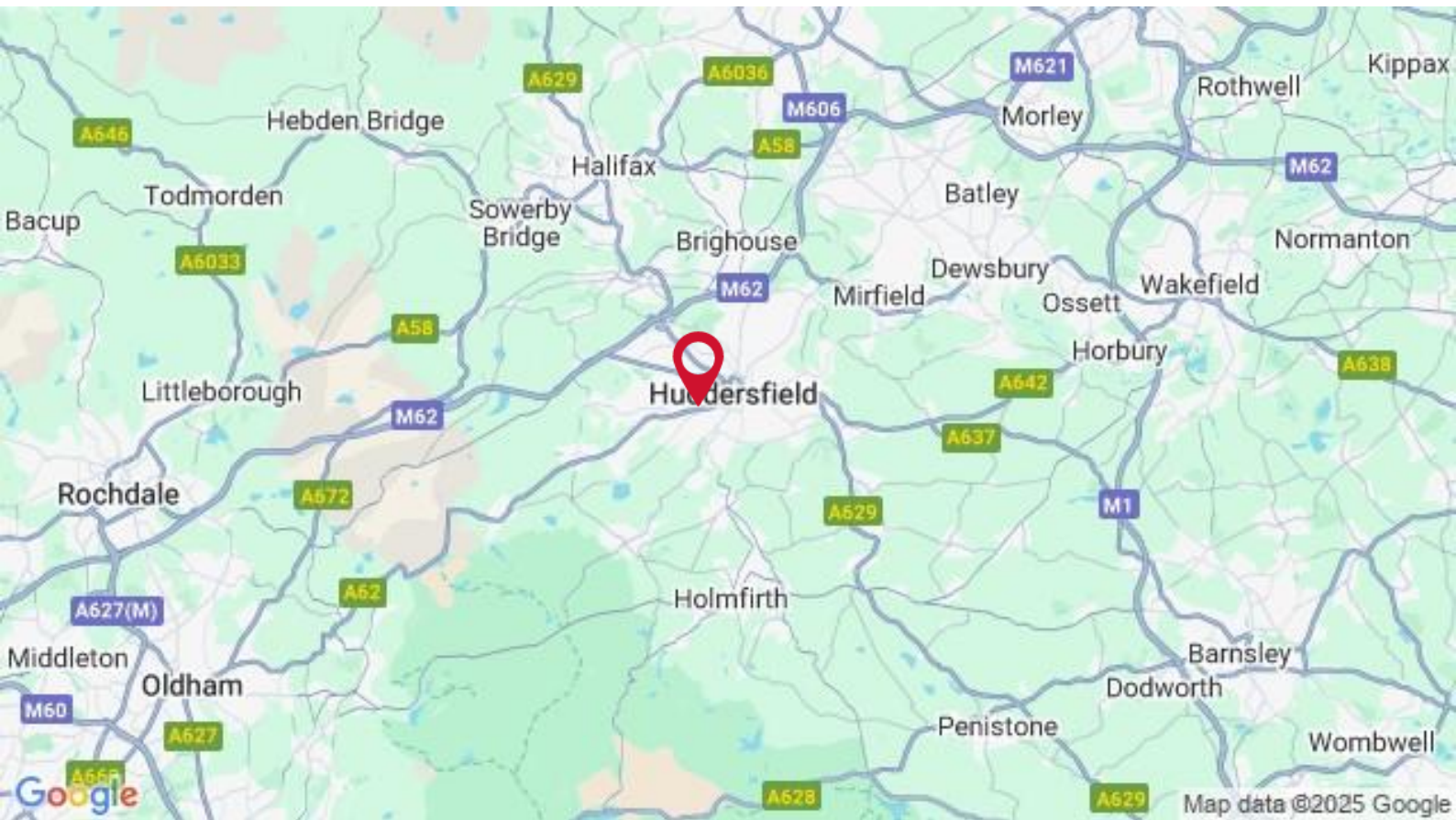
Yorkshire Victoria

51 Lockwood Road, Lockwood, Huddersfield, West Yorkshire HD1 3PL

Tenure
To Let

Price
Nil Premium

- New Free of Tie Lease
- Prominent Main Road position
- Modernised and well invested property
- Open Plan Bar / Restaurant & separate Snug
- Full Catering Kitchen & 3 Bed Accom



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Location

Situated in a prominent position fronting onto the main A616 road approx. 1 mile southwest of Huddersfield town centre. A mixed commercial and residential area.

Description

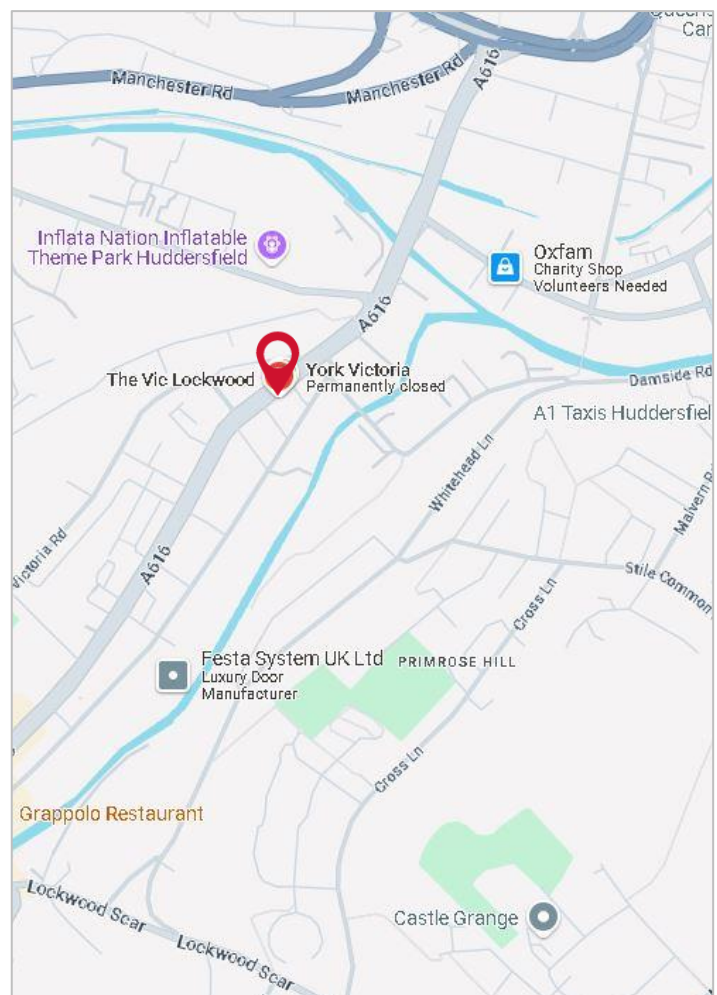
An impressive 2 storey stone built detached building under a pitched stone slate roof. It has 2 feature bay windows to the front and a single storey flat roofed rendered section to rear.

Attractive stone detailing and leaded windows add great character.

To the side there is a large timber decked patio area. To the other side is a private parking area and to the rear there is a small service yard.

Viewing

Please note the property is closed, therefore viewings are strictly by appointment only through Fleurets North Office.



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Trade

The business is closed and no trade information is available.

The property is ideal for a food led operation as it has a large catering kitchen which could support a food led pub or a full restaurant operation. With a good catchment and main road access it could also operate a dark kitchen if required.

Accommodation

The property has modern open plan trading areas with a large attractive servery.

Ground Floor

The property is entered through a porch which leads to the L shaped main bar/restaurant with laminate floor, fixed bench seating, part raised floor to front section with a large servery which connects to a display kitchen set up as a pizza kitchen with its own extraction. There is also a snug/pool room with timber panelled walls to dado height and a feature bay window.

The main catering kitchen is in 2 sections - the catering section has stainless steel panels to the walls, extraction and a hatch into the bar servery area. The other section is a wash up area with door to side entrance and cellar access.

Basement

Very large cellar including: - delivery bay, cold room, bottle store, beer store and various general stores.

First Floor

Preparation kitchen with dry lined walls and pantry to the side

Private accommodation - 3 bedrooms (2 double 1 single) sitting room, kitchen, bathroom, wc and utility room.

Tenure

Leasehold.

A new Free of Tie Lease is offered for a term of 20 years on Full Repairing & Insuring terms.

Rent will be £25,000 per annum subject to 5 yearly rent reviews and RPI increases collared at 2.5% and capped at 5%.

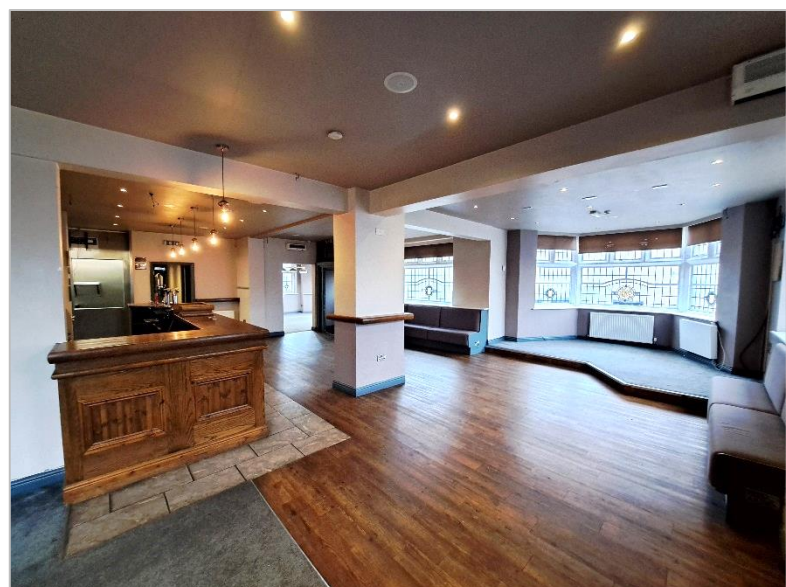
Six months rental deposit will be required along with an amount equivalent to the VAT on rent and Deposit.

Minimum Capital Required

The following is a guide on estimated ingoing's needed to secure the premises working of a guide rent of £25,000.

Rent Deposit	£12,500
1 st Quarter Rent	£6,250
Plus amount equivalent to VAT	£3,625
Legal Fees	£1,500
Stamp Duty	£3,000
Total	£26,875

This is only an estimate, subject to change, pending final terms agreed.



Planning

The Yorkshire Victoria is not a listed building and does not lie in a Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on/off the premises:

Sunday to Thursday 10.00 am to 12.00 am

Friday & Saturday 10.00 am to 01.00 am

Performance of dance, live music & recorded music.

Sunday to Wednesday 10.00 am to 12.00 am

Thurs, Fri & Saturday 10.00 am to 01.00 am

Business Rates & Council Tax

The property is in an area administered by Kirklees Council. The 2023 Rateable Value has been assessed at £12,200. 100% small business rates relief might apply to this property.

The domestic accommodation is within Band A for council tax purposes.

Services

We are informed that the premises benefit from all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

EPC

The property has an EPC rating of C

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



For further information please log onto **fleurets.com** or contact:

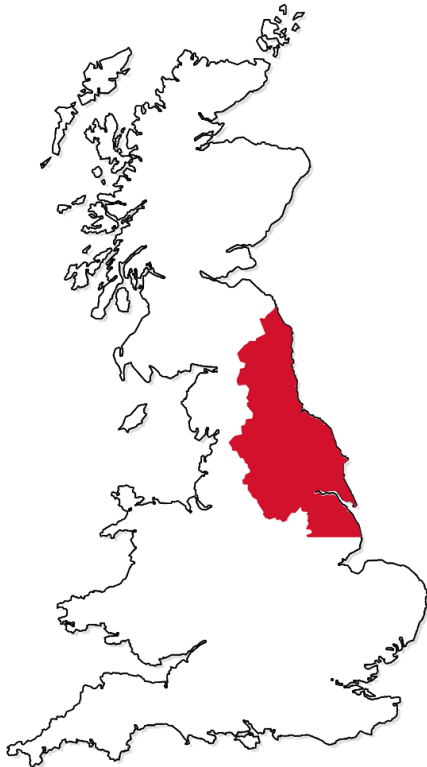
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