



# The Tavern

## To Let

The Tavern, Beech House Road, Hemingfield, Barnsley, South Yorkshire, S73 0PF

### AT A GLANCE

- Beautifully decorated destination dining pub
- Well-equipped trade kitchen
- Large car park to accommodate over 40 vehicles
- First first-floor function room
- Two bedroom domestic accommodation
- Lovely beer garden with excellent countryside views



### Viewing And Further Information

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## PROPERTY

The Tavern is a two and three storey detached property of rendered elevations beneath pitched tiled roofs. Charming features such as stone walls and beamed ceilings create a traditional feel, and this is complemented by quality carpets and good wooden furniture which adds a modern touch. Two large trading areas have room for live music performers, and are serviced by a single bar servery, hosting cask ale pumps as well as international brands.

On the first floor a large function room has its own bar servery and can accommodate 40 covers, perfect for private events. With beamed ceilings, tasteful furnishings, and great views, it is worthy of wedding celebrations and these have been a popular stream of income in previous years. Between exclusive hire functions, the room could also double up as a separate dining room, and the large catering kitchen downstairs is equipped to service all trading spaces.

The domestic accommodation is situated over the first floor and comprises two bedrooms, a lounge, kitchen, bathroom and an office.

The beer garden to the side and rear of the pub enjoys lovely views of rolling fields and a large car park, accommodating over 40 vehicles, is located across the road.

## PLANNING

The local authority is Barnsley Metropolitan South Derbyshire District Council. We are advised that the property is not Listed but is situated within an area designated Green Belt and Flood Zone 2. Prospective tenants are advised to make their own enquiries.

## UTILITIES

We understand all mains services are connected.

## MEASUREMENTS

The ground floor footprint of the property is 2,864 sq ft and the overall site measures c. 0.722 acres.

(Measurements are taken from digital mapping and are approximate).

## FIXTURES & FITTINGS

Fixtures and fittings are to be purchased separately at valuation.

## THE BUSINESS

The forecast turnover for the business is £379,812, with an approximate 75/25 wet led trade. The Tavern has the potential to be one of the best pubs in the area and would be perfect for a forward-thinking, service-driven operator with experience of both dry and wet operations.

The ideal candidate should have excellent marketing experience and the drive and desire to deliver a consistently excellent service to customers, for both the local and destination customers.

## RATES & CHARGES

From April 1 2026, the Rateable Value of the Tavern has been assessed at £9,600. The premises may qualify for Small Business Rates Relief in which case the non-domestic rating liability may be nil subject to the ratepayer occupying only one property for the purposes of business.

## TENURE

The Tavern is available via the Stonegate Fixed Term Tenancy (FFT) agreement, Key Features include:

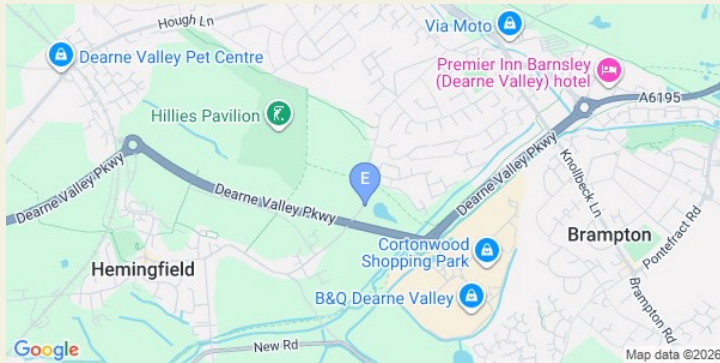
A fixed term of 5 years without any landlord break option;

Greater flexibility with the tie – with tie release options across wines, FABs, spirits and minerals in return for a tie fee release;

Landlord responsible for all structural repairs, (subject to a repair fund paid by the tenant).

The guide rent is £18,000 pa.

Deposit - The equivalent of three months' rent is required as a deposit.



### LOCATION

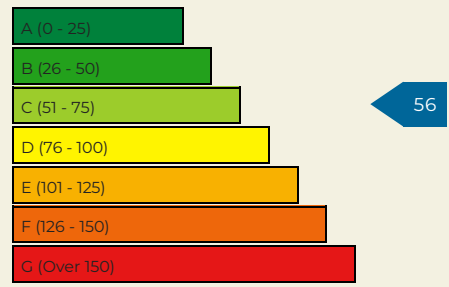
The Tavern (previously known as the Lundhill Tavern) is situated on Beech House Road on the outskirts of Hemingfield.

This destination food pub is located between Wombwell, Hemingfield and West Melton. It has a rural setting albeit within easy driving distance from the surrounding neighbourhoods. We are seeking a new retailer with experience operating food businesses who can drive sales, whilst developing a strong wet trade. The building was originally part of the Lundhill Colliery and still retains memorabilia of the pit.

The pub is located in a rural setting between Wombwell and Hemingfield and is within easy driving distance of the surrounding neighbourhoods. It is in close proximity to the A6195 Dearne Valley Parkway to the South East of Barnsley.



### EPC



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