



Swan Tavern

Freehold

Offers in the Region of **£595,000**

Swan Tavern, Oldham Road, Ripponden, West Yorkshire, HX6 4DP

AT A GLANCE

- Stone Built Public House
- Sought After Location
- Trading Over 2 Floors
- Fully Refurbished to a High Standard
- Scope to Develop Current Trade
- Beer Garden

Viewing And Further Information

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PROPERTY

A 2 storey property under pitched slate roof being rendered and painted to all elevations. Our client has recently fully renovated and refurbished the property to a very high standard which has resulted in a high quality Bar/Restaurant trading over 2 floors. On the ground floor seating is provided by way of booth seating, low and high tables for a total of 75 customers with additional standing room, large focal central bar servery with small open kitchen area with double deck pizza oven and extraction canopy, separate wash up area and level beer cellar. To the first floor is a similar style bar area providing seating for approximately 50 customers and feature exposed ceiling timbers, exposed stone walls and again a good size bar servery, door leading through to the games room of good size and providing a pool playing area, dart throw and space for additional gaming machines. The first floor is only currently used for functions but should be incorporated into the main trading area of the business. Externally there is a small beer garden to the side of the property.

PLANNING

The property is not listed or in a flood zone.

UTILITIES

All mains services are connected.

MEASUREMENTS

Total site area extends to 0.093 Acres with a floor area of 380 Sq M. Please note measurements have been taken from a digital mapping system.

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale.



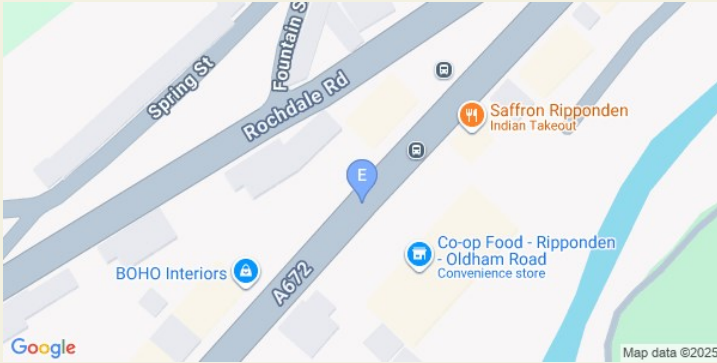
THE BUSINESS

Our client acquired the property in 2021 and fully renovated and refurbish to a high standard, unfortunately the property is located away from their other sites and current trading heartland so has never reached the potential and only traded as a wet led bar with a string of managers and more recently a temporary tenant in position. We feel a hands on operator could really develop the current trade and reach the potential this fantastic property offers.

RATES & CHARGES

The current Rateable Value has been assessed at £22,250. From April 2026 there is a slight increase to £24,500. Enquires should be made to Calderdale Council.



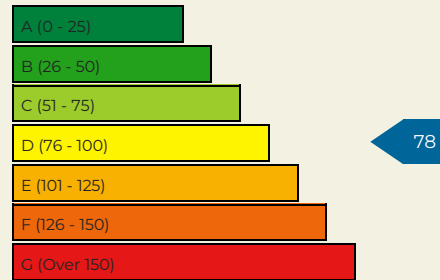


LOCATION

The property occupies a prominent position fronting the A672 Oldham Road in the village of Ripponden surrounded by other licensed outlets, local and national retail outlets and a high degree of residential housing. Ripponden is a village in Calderdale, it lies in the Ryburn Valley approximately 5 miles west of Halifax and easy access to the M62 Motorway giving good links to both Leeds and Manchester.



EPC



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