



Smile Bar and Venue

38 Wakefield Road, Aspley, Huddersfield, West Yorkshire, HD1 3AQ

Tenure: Leasehold

Price: £300,000

Ref: 96049

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- West Yorkshire town of Huddersfield
- Edge of town centre location
- Bar/caf  (46)
- Music venue (650 capacity)
- Three bedroom accommodation
- Thriving and established business

Location

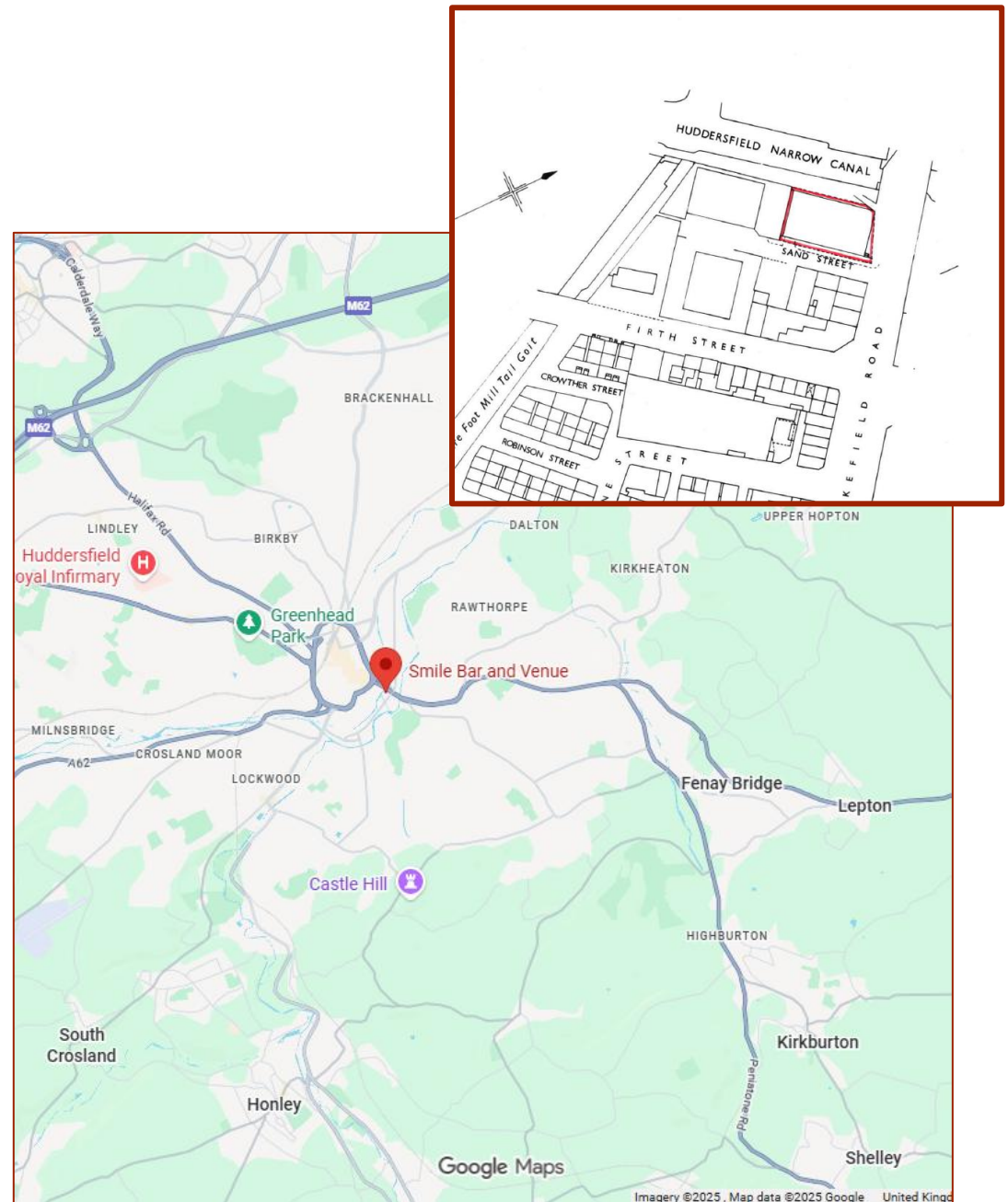
Smile Bar & Venue is located on Wakefield Road in the West Yorkshire town of Huddersfield. The property is in a prime 'A' road position, adjacent to Broad Canal, on the edge of the town's main shopping centre. It is just a stone's throw away from the University of Huddersfield.

Huddersfield sits at the foothills of the Pennines, 14 miles south-west of Leeds, 24 miles north-east of Manchester and 12 miles west of Wakefield. Huddersfield is a true Yorkshire town with much charm and a rich industrial heritage. Its 1,600 listed buildings are surrounded by stunning countryside and quaint villages, and the town itself is home to a growing contemporary arts and music scene.

Huddersfield is easily accessed from the M1 and the M62. It has an excellent public transport system.

The Property

This substantial building is set over two storeys to the main and is of brick construction under a flat roof. It has a single storey extension to the rear under a pitched corrugated iron roof. It comprises:



Trade Areas

MAIN ENTRANCE with DISABLED ACCESS/LADIES' TOILETS, GENTLEMEN'S TOILETS, STOREROOM and on-level CELLAR. MAIN BAR/CAFÉ AREA with concrete flooring throughout and wood flooring to the raised booth areas. Wood topped BAR SERVERY with well-equipped back bar with shelving and Altro nonslip flooring, WASH AREA and small CATERING KITCHEN. The trade area offers loose and booth seating for 46 and has a raised stage. The bar/café area is stylishly decorated and furnished throughout; its rustic feel creates a warm and cosy atmosphere.

VENUE/MAIN STAGE AREA with steps leading down from the café/bar area. This is a large, open-plan space with a capacity of 650. There is a granite topped BAR SERVERY which is well equipped and has a back bar and a WASH AREA, PREP COUNTER, shelving and STORAGE. Additional bar servery/hatch. Well-equipped CATERING KITCHEN and STORAGE ROOM. On-level CELLAR. The venue/main stage area also features a sizeable raised stage with a control and lighting booth and multiple overhead projectors. Stairs leading to the lower ground floor which has seating for 48. CLOAKROOM, UNISEX TOILETS and GENTLEMEN'S URINALS. STOREROOM.

Owners' Accommodation

Arranged across the first floor, the accommodation features a spacious, open plan LOUNGE and KITCHEN. The kitchen has wood flooring and fitted wall and base units with integrated appliances. It leads to a spacious lounge with street/canal views, carpet flooring and a three piece sofa. There are TWO BATHROOMS, an OFFICE and THREE DOUBLE BEDROOMS. The first floor accommodation is currently used as a lounge/preparation area for live music acts.





External

Door access from the main venue to a canalside seating area for 56. Private PARKING to the side of the property for 3 vehicles.

The Business

Smile Bar & Venue is a well-established live music venue, unique within Huddersfield for its 650 capacity and its ability to attract up-and-coming artists, unsigned bands, tribute acts and other musical genres. The business has an extensive drinks menu and its venue/main stage area is available to hire for private and corporate events.

Net sales are in the region of £700,000 per annum with trading information available upon request and with the consent of our client.

Our clients advise the venue and its music programme are booked 12 months in advance with pre-ticket sales in excess of £70,000. There is potential for further business growth through the introduction of a food menu, more extensive marketing of the café/bar side of the business and by extending its current trading hours. In addition, the first floor accommodation could be let, subject to the relevant planning permissions.

The business has its own website - www.smilebarandvenue.co.uk - and a strong social media presence. It boasts excellent reviews on Tripadvisor, Google and Facebook.

This is a unique opportunity to acquire a successful business with an excellent reputation, holding a prime position in the heart of the town and close Huddersfield's university campus, with untapped potential for further expansion.

Tenure & Price

LEASEHOLD £300,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Smile Bar and Venue is held on a full repairing and insuring lease from a private individual for a term of twelve years, commencing October 2021. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £4,375 per calendar month. No rent reviews apply and there are break clauses at years 3, 6 and 9. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

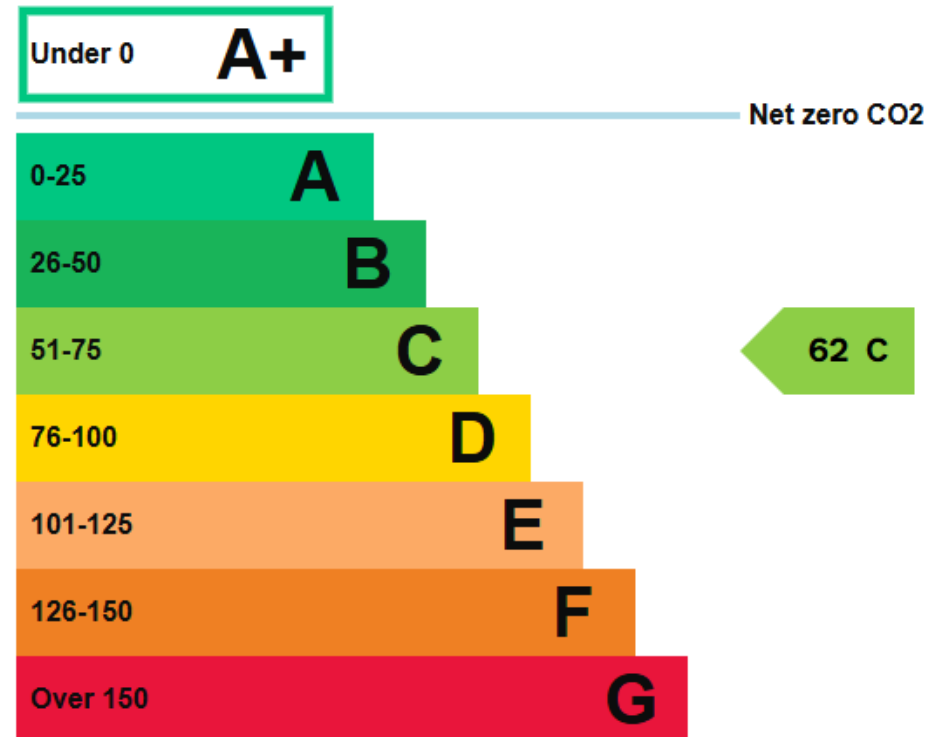
A Premises Licence is held for the retail of alcohol:
Seven days a week: 11:00 – 02:30

Current opening hours

Monday & Tuesday: closed
Wednesday to Friday: 16:00 – late
Saturday & Sunday: 12:00 – late

Services

All mains services are connected.
Rateable Value: £34,500.
Local Authority: Kirklees Council.





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Business Mortgages

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.