



Michael Steel & Co
PROPERTY CONSULTANTS

Business Unaffected

FOR SALE

**INVESTMENT OPPORTUNITY -
HIGH QUALITY RESTAURANT
WITH PARKING**

**'THE QUARRY RESTAURANT & BAR',
70 QUARRY HILL, HORBURY, WAKEFIELD, WF4 5NF**

565m² (6,081 sq. ft)



- High quality refurbished restaurant occupied by Kashmir Aroma since spring 2024
- Strategically located in popular suburb of Wakefield with extensive frontage to A642 Quarry Hill/Bridge Road & onsite parking
- Lease expiry 2031 with stepped rent increases

0113 2348999

Location

The Quarry Inn is situated on the main A642 Quarry Hill/Bridge Road which connects Horbury Bridge with Horbury. The immediate area has a variety of successful hospitality including Capri, The Bingley Arms (Ossett Brewery Ltd) and Di Bosco – all Horbury Bridge - along with OL & Bistro Forty Two in the centre of Horbury.



The property is situated between Wakefield city centre and Huddersfield town centre.

Description

The Quarry Inn was demolished and rebuilt within the last 10 years and comprises modern restaurant and bar premises facing Quarry Hill. The premises include restaurant space at both ground and first floor along with main kitchen area and ancillary facilities.



Externally to the rear and side the premises benefit from a surfaced car parking area

Accommodation

Ground floor
Comprising reception, restaurant seating area, kitchen & ancillary space

First floor
Comprising further restaurant & seating area plus toilets & external balcony

Gross Internal Floor Area

565m² (6,081 sq. ft)

Services

We are advised the premises benefit from all mains services including electricity along with individual appliances including heating and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

We are informed by the Valuation Office website the premises are assessed as:-

Restaurant & Premises

RV £21,000

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council Tel: 0345 8506506.

Energy Performance Certificate

The property has an energy rating of E (111).

Tenancy

The premises were let in April 2024 to Kashmir Aroma (Horbury) LLP (OC451042) with guarantee by way of a 7 year lease incorporating an option to break after 5 years.

From April 2025 the passing rent is £45,000 per annum exclusive with further increases in April 2026 to £47,333 to £49,667 per annum in April 2027 and £52,000 from April 2028. Concessions in the rent were agreed for the tenant to carry out their fit out.

Price

Seeking offers in the region of £750,000 (subject to the aforementioned lease).

VAT

All rents and prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2265/A/M
April 2025

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.