

# GEORGE & DRAGON

1 CROSS HILL HEMSWORTH, PONTEFRACT, WF9 4LQ

TOWN CENTRE MANAGED HOUSE FOR SALE ON BEHALF OF THE STONEGATE GROUP





GEORGE & DRAGON  
CRAFT UNION  
FREE HOUSE

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CRAFT UNION FREE HOUSE

MAY FLOWER  
CORNICE & GARDENING

Pontefract  
A 628  
Ackworth 2 1/2

## HIGHLIGHTS INCLUDE:

- Freehold Public House
- Town Centre Location
- Traditional Ground Floor Trading Accommodation
- First Floor Managers Flat with Further Potential Accommodation
- Beer Patio, Garden and Car Park
- The Site Extends to 0.3 Acres
- Property arranged over three levels extending to XX Sq Ft (XX Sq M)
- Offers are invited in excess of £325,000

## LOCATION

Hemsworth is a town located in West Yorkshire, seven miles south of Pontefract and 20 miles south of Leeds.

The George and Dragon is situated fronting Cross Hill, at it's junction with Market Street and Station Road. The locality is commercial in nature, on the edge of the main commercial precinct, with a Tesco Superstore to the rear. Nearby operators include JD Wetherspoons and Valiant Pub Company.

## DESCRIPTION

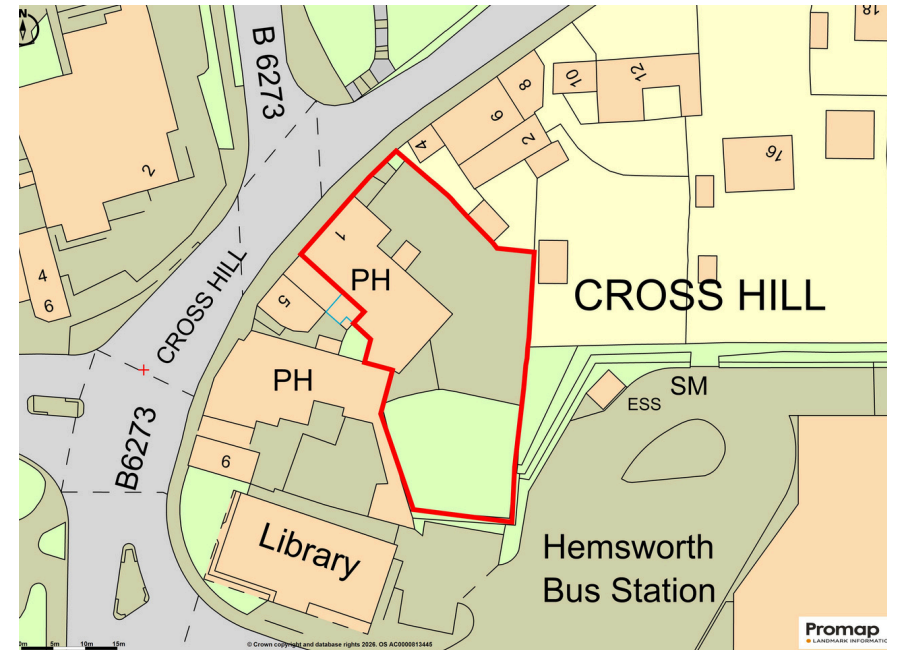
The Property comprises the ground, basement and first floor of a two storey end terraced public house of brick elevations, set beneath a pitched slate covered roof.

## LINKS

LOCATION



GOOGLE STREET VIEW



## ACCOMMODATION

**Ground Floor** The ground floor provides a central bar serving to a lounge, public bar and games room. The trading area is furnished with loose tables, chairs and bench seating for 70 customers. To the rear is a function room for 70 covers, with dancefloor and small stage. Ancillary areas include customer WC's and a former catering kitchen.

**Basement** The basement provides beer cellar and stores.

**First Floor** The first floor provides a two bed managers flat, with lounge, office, kitchen and bathroom. To the rear, with a separate internal staircase, is a former two bed flat with lounge.

**External** Externally: There is an enclosed beer patio and garden with seating for 100 covers. To the side is a car park for approximately 15 vehicles.

## TENURE

The Property is held freehold (Title Number WYK506473).

## PREMISES LICENCE

The Property benefits from a premises licence permitting the sale of alcohol on the following times:

Monday to Saturday: 10:00am to 02:00am

Sunday: 10:00am to 12:30pm

## PLANNING

The Property is not listed or situated within a conservation area.



## EPC

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C - 74

## RATEABLE VALUE

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£21,000

## TERMS

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Offers are invited in excess of £325,000 for the benefit of our clients freehold interest.

## VAT

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Staff will transfer in accordance with TUPE regulations.

## FIXTURES & FITTINGS

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Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## TRADING INFORMATION

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Historic trading information may be available to interested parties upon written request.





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## MONEY LAUNDERING

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Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

## VIEWINGS

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All viewings must be arranged strictly by appointment with the sole selling agent Savills and under no circumstances should any direct approach be made to any of the pub staff.

## CONTACT

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Designed and produced by Savills Marketing: 020 7499 8644 | MAY 2026

