

# FORMER REVOLUTION

28 CROSS CHURCH STREET, HUDDERSFIELD, HD1 2PT

PROMINENT PUBLIC HOUSE IN HUDDERSFIELD TOWN CENTRE AVAILABLE FOR SALE OR TO LET



savills



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REVOLUTION

CHECK OUT OUR ROOFTOP TERRACE

REVOLUTION



## HIGHLIGHTS INCLUDE:

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- Centrally located within Huddersfield town centre.
- Short distance to Huddersfield Railway Station.
- Huddersfield University has circa 15,000 students.
- Located on Huddersfield's prime leisure circuit.
- Large trading areas with capacity for 175+ covers.
- Beer garden and roof terrace with retractable roof.
- Total Gross Internal Area of approximately 10,698 Sq Ft (994 Sq M).
- We are instructed to market the freehold and leasehold on an offer-invited basis.



## LINKS

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GOOGLE STREET VIEW



## LOCATION

Huddersfield is a market town situated within West Yorkshire, approximately 25 miles north east of Manchester and 16 miles south west of Leeds. The town benefits from excellent transport links with accessible rail services and road networks.

The Property fronts Cross Church Street in the heart of Huddersfield town centre. The immediate locality is predominantly retail and leisure operators, with Kingsgate Shopping Centre directly behind the property. The property is in close proximity to "The Light", a large-scale leisure development which opened in 2025 as part of "Huddersfield Blueprint", a £200m 10-year council transformation masterplan.

## DESCRIPTION

The Property is a three storey, mid terrace property of stone construction with mock-Tudor facade, set beneath a multi-pitched, tiled roof.

## ACCOMMODATION

**Ground Floor** The ground floor comprises an L-shaped bar servery with an open plan trading area consisting of both fixed perimeter seating and loose tables and chairs for approximately 115 covers. Ancillary areas include customer WCs, disabled WC and glass wash room.

**Lower Ground Floor** The lower ground floor accommodates the majority of the ancillary provision including commercial kitchen, beer cellar, stores, staff area and manager's office.

**First Floor** The first floor provides an additional trading area, beneath a retractable roof, with a linear bar servery and seating for approximately 60 customers. Ancillary areas include more customers WCs and three disused bedrooms.

**Second Floor** The second floor provides a further four disused bedrooms.

**Externally** Externally, there is an enclosed beer garden to the rear of the Property with seating for approximately 40 covers.





## PLANNING

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The Property is not listed and it is situated within the Huddersfield town centre Conservation Area.

## RATEABLE VALUE

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£138,000 (2026).

## EPC

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## PREMISES LICENCE

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The Property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol:

- Monday to Friday & Sunday 11:00 to 03:00
- Saturday 11:00 to 06:00

The Premises Licence has currently lapsed, and an application is being made to reinstate it on the same terms.

## TENURE

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The Property is held by way of a 2,000-year lease expiring 1 May 3914 at a fixed peppercorn rental.



## TERMS

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We are instructed to market our clients freehold interest on an offers invite basis. Alternatively, the Property is available by way of a new lease on terms to be agreed.

## VAT

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The Property is VAT registered. The Property is vacant and therefore cannot be structured as a Transfer of a Going Concern (TOGC) and therefore VAT will be payable upon the purchase price or rental that is agreed.

## MONEY LAUNDERING

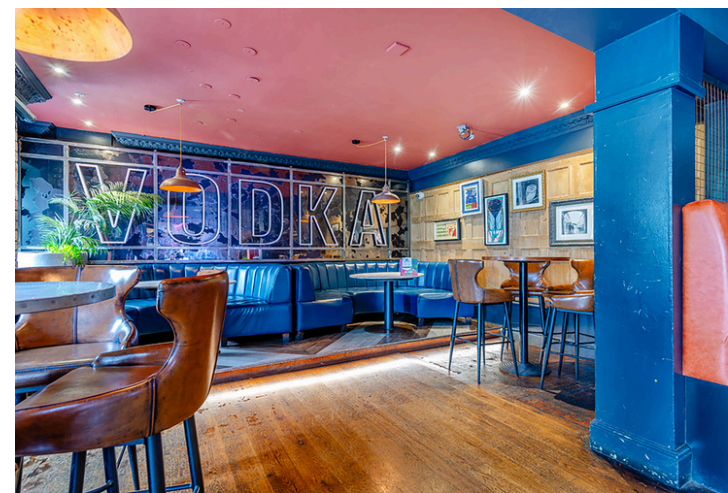
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Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

## VIEWINGS

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The Property is closed and therefore appointments will be made via Savills.

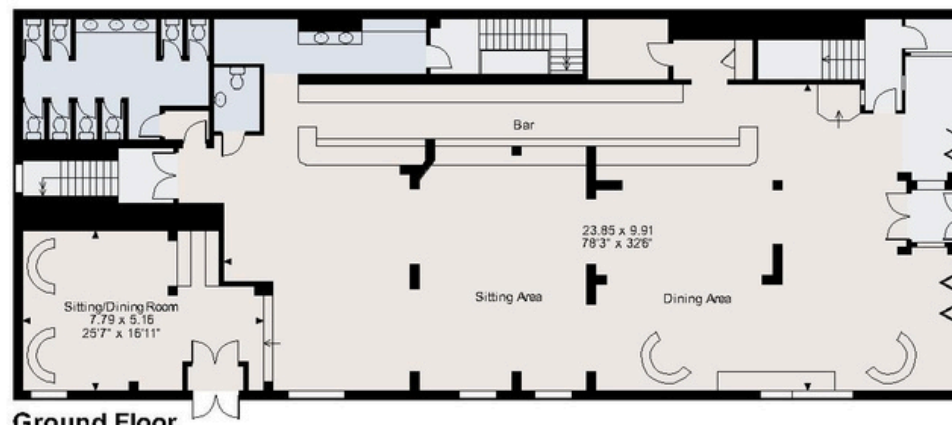


# FLOORPLAN

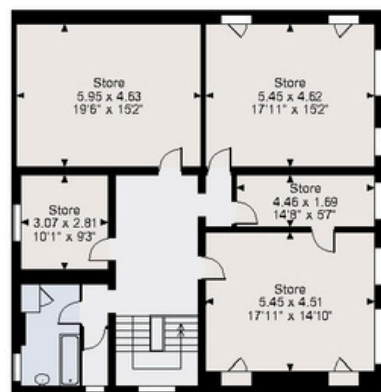
**Revolution, Cross Church Street, Huddersfield**  
**Lower Ground Floor gross internal area = 2,228 sq ft / 207 sq m**  
**Ground Floor gross internal area = 3,828 sq ft / 356 sq m**  
**First Floor gross internal area = 3,207 sq ft / 298 sq m**  
**Second Floor gross internal area = 1,435 sq ft / 133 sq m**  
**Total gross internal area = 10,698 sq ft / 994 sq m**



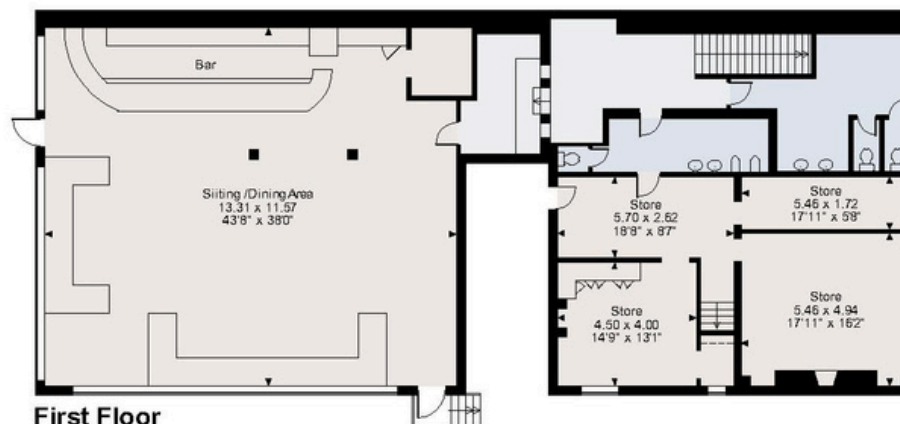
Lower Ground Floor



Ground Floor



Second Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## CONTACT

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