



Hotel 315, Restaurant, Bar & Spa

315 Wakefield Road, Lepton, Huddersfield, West Yorkshire, HD8 0LX

Tenure - Freehold

Guide Price - £2,500,000 OIRO

Fleurets

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GRAHAM + SIBBALD
Chartered Surveyors and Property Consultants

315 Wakefield Road, Lepton, Huddersfield, HD8 0LX



Approximate Area = 16710 sq ft / 1552.4 sq m

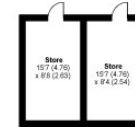
Limited Use Area(s) = 64 sq ft / 5.9 sq m

Outbuilding = 498 sq ft / 46.2 sq m

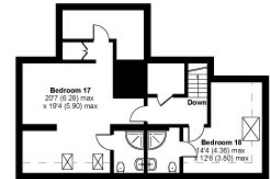
Total = 17272 sq ft / 1604.5 sq m

For identification only - Not to scale

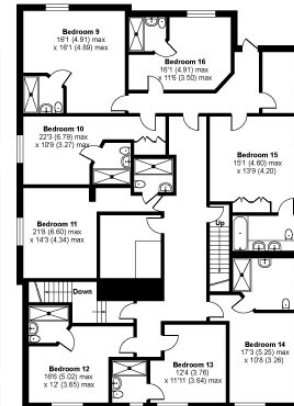
Denotes restricted head height



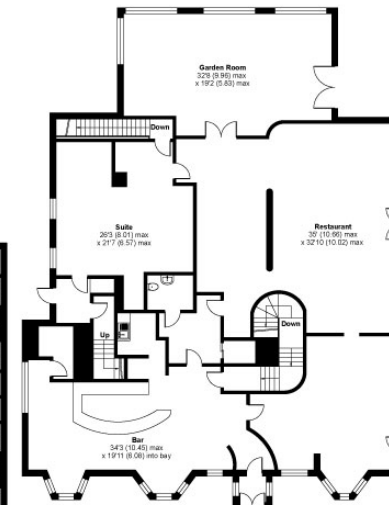
OUTBUILDING 2 / 3 265 SQFT



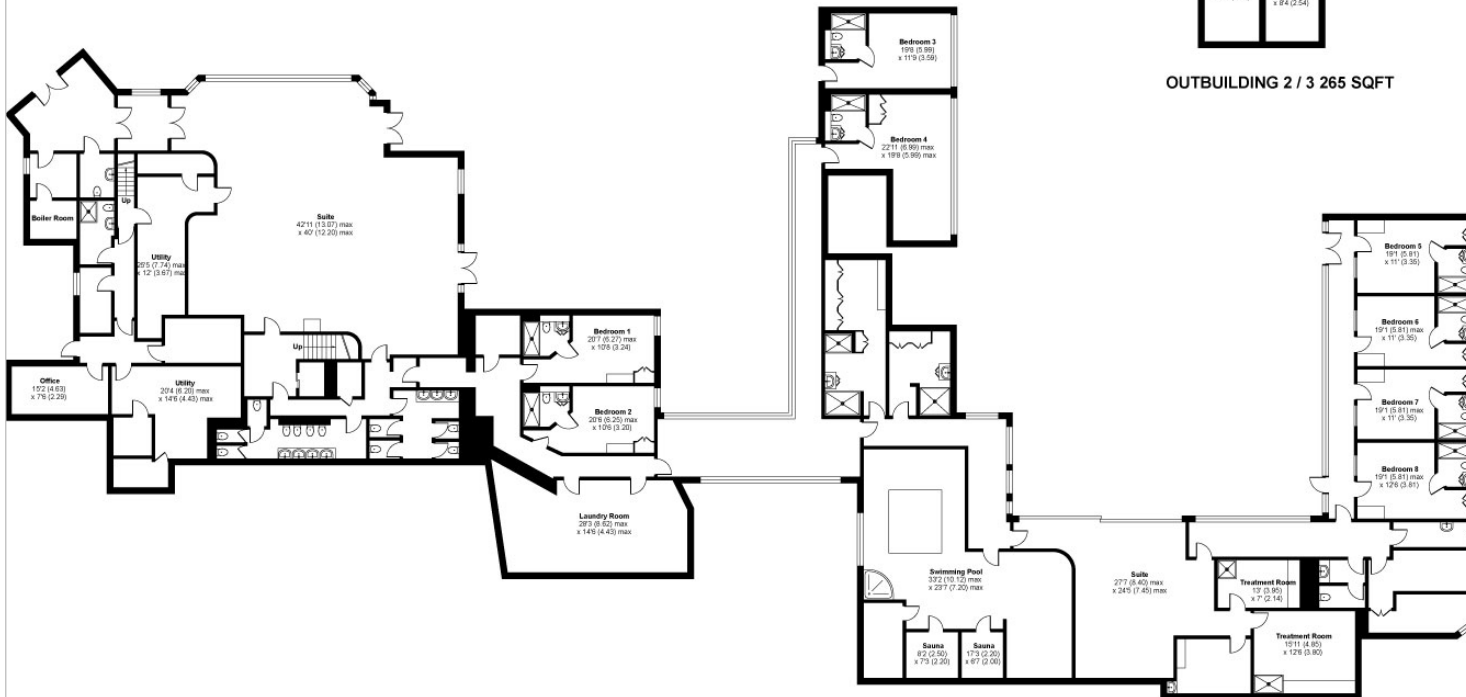
SECOND FLOOR 670 SQFT



FIRST FLOOR 2553 SQFT



GROUND FLOOR 36666 SQFT



LOWER GROUND FLOOR 9821 SQFT

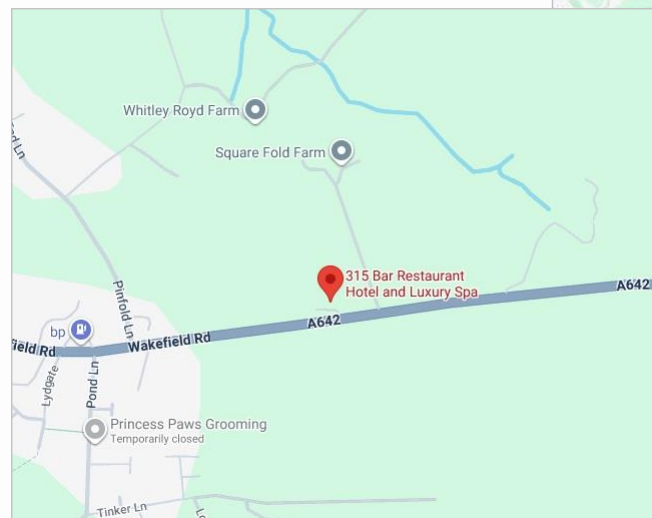
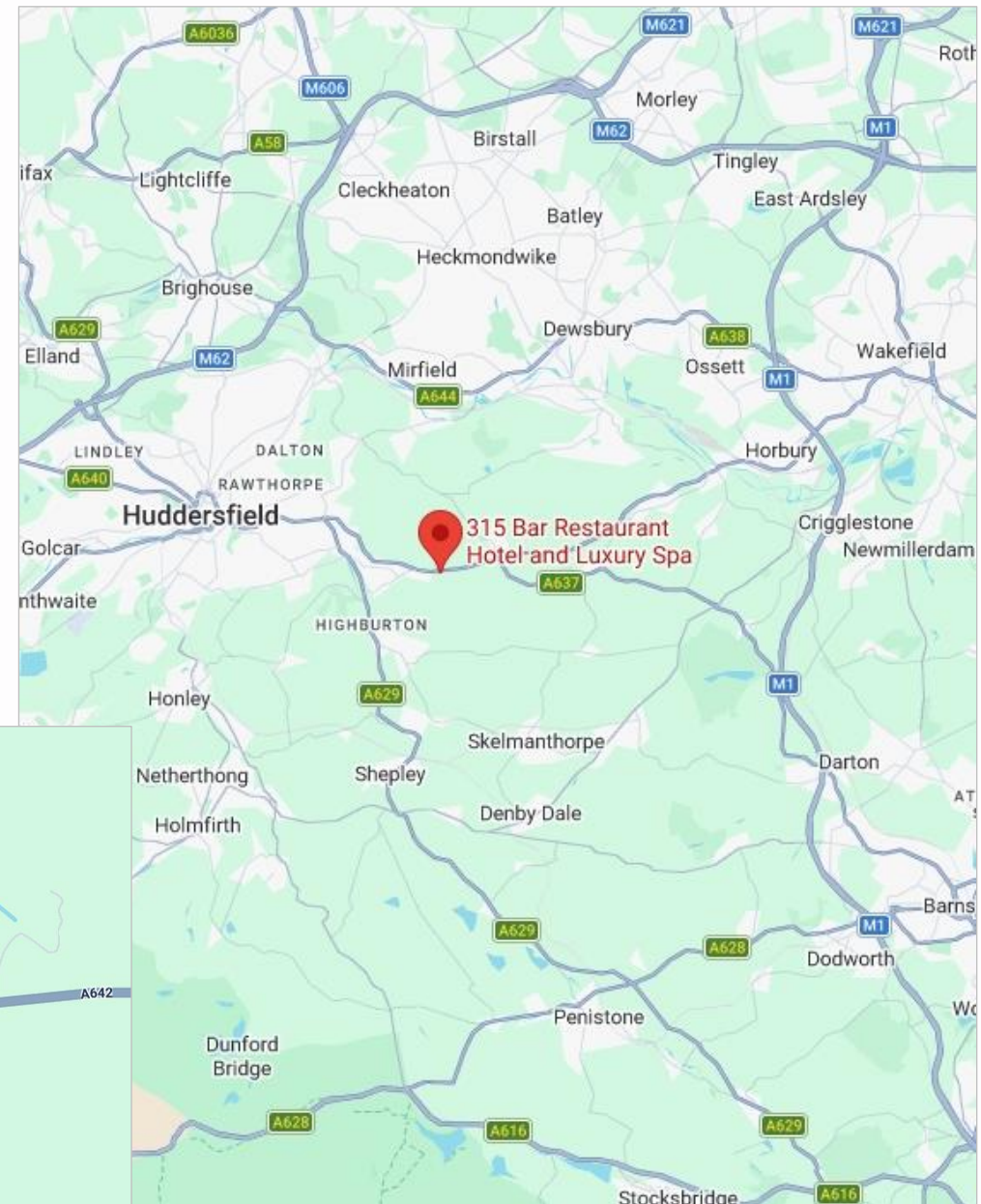


Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Fleurets Limited. REF: 1486923



Summary

- Boutique hotel, restaurant & spa with 18 well-appointed guest bedrooms
- Contemporary restaurant (95) with quality dining facilities
- Fully licensed bar & lounge areas together with function room (110)
- Attractive reception & customer welcome areas
- Spa – Hydrotherapy pool, sauna, steam room & 3 treatment rooms
- Extensive outdoor terraces & patios
- Professional commercial kitchen with supporting preparation space
- On-site customer parking
- Turnover for year end January 2026 - £1,401,709
- Opportunity for owner/operators, experienced hospitality groups & investors



Location

The property is located in a prominent position on the A642, within the village of Lepton. Lepton is approximately 3 miles east of Huddersfield, with Wakefield approximately 10 miles to the east and approximately 20 miles southwest of Leeds.

Ideally positioned with convenient access to Huddersfield town centre, the M62 motorway network and surrounding West Yorkshire business districts, the location benefits from strong year-round demand from corporate guests, leisure visitors and private functions.

Description

The original property comprises a detached 2-storey building with attics, constructed with solid stone walls, beneath a pitched tile roof. Over the years, the property has subsequently been extended by way of a variety of modern single and 2 storey additions, which sit below the original property due to the sloping nature of the site. Our clients acquired the site in 2009, whereupon the existing structure was demolished (with the exception of the front elevation due to planning constraints).

To the right-hand side is a single storey addition, which incorporates the spa constructed with steel frame and glass and stone clad walling, beneath a sedum roof. As a result, the majority of the property has been constructed within the last 15 years.

The hotel has two external patios for al fresco dining.

Car parking is split over two levels, to the side and rear of the property with spaces for circa 60 vehicles.

Site Area

Site Area approximately 1.694 areas (0.686 ha). This site area has been measured using Edozo online mapping and is only to be used as an indicative guide.







The Business

Our clients acquired the business in 2009, whereupon a programme of comprehensive redevelopment and refurbishment was undertaken to reflect the high-quality establishment that exists today.

The business benefits from a diverse customer base including hotel guests, restaurant diners, corporate visitors, private events and local clientele. The venue also hosts many weddings, together with other functions.

Income is derived from several complementary revenue streams, creating an attractive investment within the hospitality sector.

Trading Information

Trading information provided by our client shows a turnover of £1,401,709 for the year ending January 2026 with a healthy adjusted net profit.

Further trading information can be provided upon confirmation of a viewing appointment



Accommodation

Ground Floor

Reception area and check in desk.

Bar Lounge – with central, single bar servery and seating for 30 persons.

Restaurant – split into three distinct areas providing 95 covers in total. Access to external patio from one section.

Commercial catering kitchen with open “pass” and 2 “chef’s tables”.

Ladies & Gents WCs.

Lower Ground Floor

Ingram Suite Function Room – capacity for (110) with customer toilets and separate external entrance. Service kitchen area.

The Spa – reception area with shop, changing rooms, customer toilets, hydrotherapy pool area, steam room, sauna and relaxation area. 3 treatment rooms with air conditioning units - 1 double, 2 single.

Letting Rooms

There are a total of 18 double en suite letting bedrooms – 8 adjacent to the spa area and 10 on the upper floors within the principal building.

All letting bedrooms are presented to a modern standard with flat screen tv's, hospitality trays and hair dryers.

Ancillary Areas

Preparation area, storage, wash up areas & freezer rooms.

Office.

Staff bedroom.

Laundry.



Tenure

Freehold.

Planning & Development

The property is not listed, nor within a Conservation Area.

Licence

A premises licence prevails, please contact Fleurets Northwest office for further information.

Business Rates & Council Tax

The property is in an area administered by Kirklees Council, and we are advised that the current Rateable Value is £117,000 from 1st April 2026 .

Confirmation of actual rates payable should be obtained from the Local Authority.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We understand that the premises are connected to mains water, drainage, gas and electricity.













Fixtures & Fittings

Our client advises that all the trade fixtures and fittings are owned outright.

Money Laundering

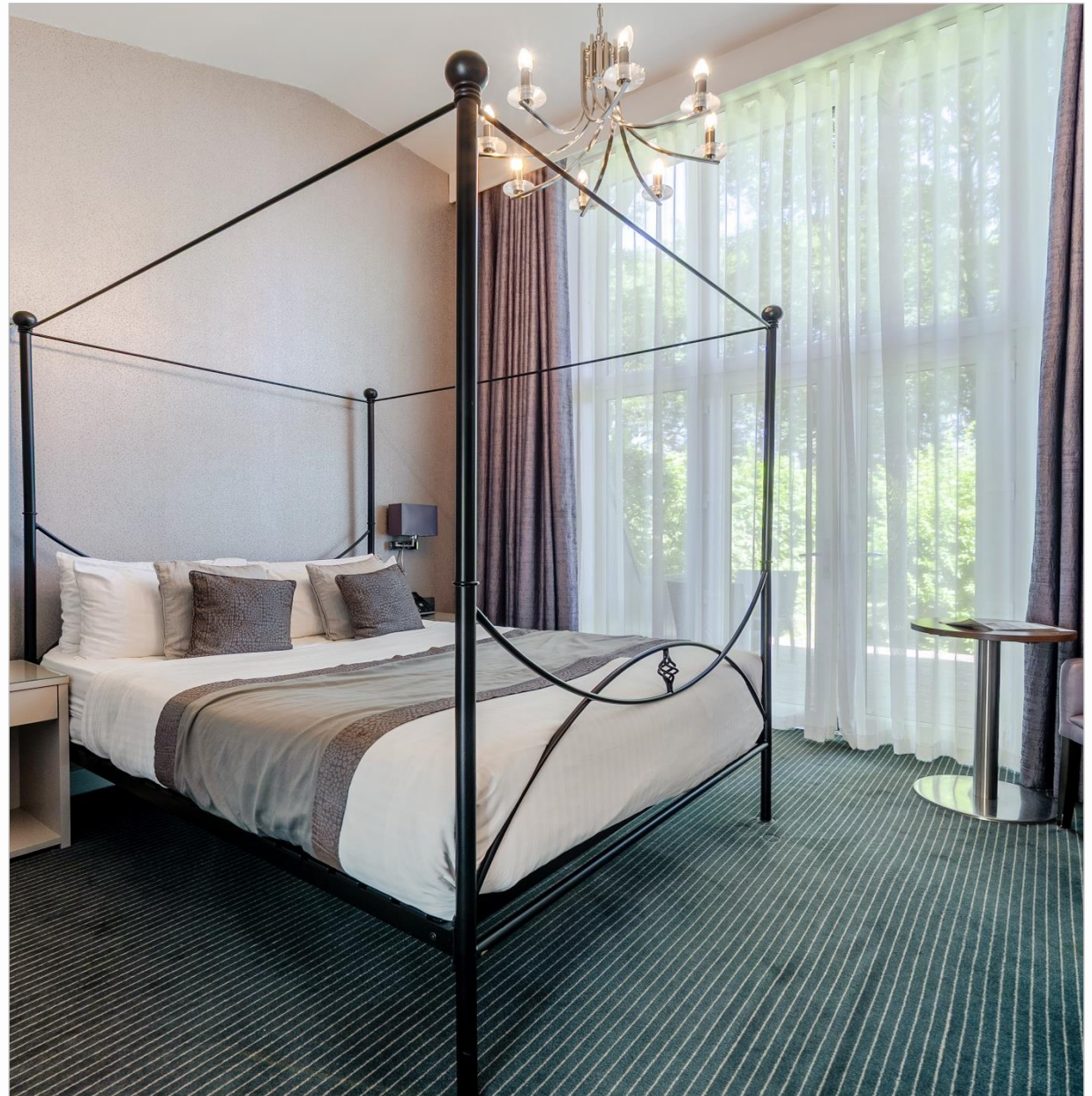
The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Viewing

Strictly by appointment only through Fleurets Northwest office on 0161 683 5445.











For further information please log onto **fleurets.com** or give Alistair a call.



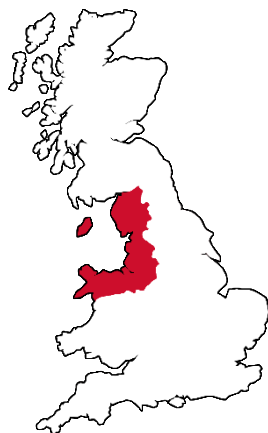
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