

BAY HORSE,

The Bay Horse, Helmshore Road, Haslingden, Rossendale, UK



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PUB FEATURES

Situated on the border of Haslingden town centre, The Bay Horse is in a great location. Internally there is a good sized bar with various seating areas, with a beer garden and smoking shelter at the rear. Living accommodation consists of 3 bedrooms, lounge, kitchen, bathroom and a large converted loft space.

Guide Rent: £5,200 Exc VAT

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CALL US ON 07854 999 400

GALLERY



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PUB KEY INFORMATION

Trading Style

Trade at the Bay Horse comes from the locals in the nearby towns and villages. Popular with pub games, such as Pool on Tuesdays and Darts & Dominoes on Thursdays. Karaoke and live music is offered periodically and is popular with customers. Nearby local charity events can increase footfall at the pub, due to it's location. Current opening hours are:

Monday closed

Tues/Weds/Thurs 4pm-12am

Friday 3pm until 12am

Saturday 12pm until 12am

Sunday 1pm until 11.30pm.

Energy Performance

Energy Performance Certificates (EPCs) are needed whenever a property is built, sold or rented. An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

For more information regarding the energy performance of this property please contact us using the details below.

Finance

Guide Rent (exc. VAT)	£5,200
Last 12 Months Trading Volumes	135 beer & cider (36 gallon barrels)
Type of Agreement	1 or 5 year tenancy
Fixtures and Fittings Estimate	coming soon
Security Bond	£2,000 with a bond builder to reach £5,000
Stock & Glassware Estimate	£2,000
Valuation Fees Estimate	£300
TULIP Induction Course	£399 TULIP / £150 TLC one day for experienced operators + VAT

Who to contact

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Recruitment Consultant
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Rachel Shepherd

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