

# GOLDEN CUP,

The Golden Cup, Blackburn Road, Darwen, UK



## PUB FEATURES

Located on a busy main road which links Blackburn to Darwen, The Golden Cup is a beautiful building with an attractive kerb appeal. Internally there is a central bar, a snug area to the front and further seating areas to the left. An open fire creates a cosy environment for customers. There is also a fully equipped catering kitchen. Externally there is a smoking shelter, a large beer garden and a large car park. The living accommodation consists of 1 double bedroom, lounge, kitchen and bathroom.

Guide Rent: ££15,000 per annum ex VAT concessions to be discussed 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 Golden Cup comes from the local houses, nearby towns and supporters visiting Ewood Park on match days. There is live entertainment and seasonal events such as Bonfire night and Christmas Markets. Live sports are shown. A small plates food menu is currently offered and is well received. The large beer garden at the front of the property proves popular during the summer months.

## 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)	£15,000 per annum ex VAT concessions to be discussed
Last 12 Months Trading Volumes	161 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £15,000
Security Bond	£5,000
Stock & Glassware Estimate	£5000
Valuation Fees Estimate	£400
TULIP Induction Course	£399 TULIP

## Who to contact

**Rachel Shepherd**  
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