

KING WILLIAM ,

The King William, Chapeltown Road, Bolton, UK



PUB FEATURES

Located a stone's throw away from Jumbles Country Park and Reservoir, the King William is in a beautiful location. On entering the property there is a large central bar, surrounded by various seating areas, including a snug. Externally there is a dining terrace offering great views of the countryside and a large car park. Living accommodation consists of 3 bedrooms, lounge, kitchen, bathroom and office. It is accessible via a private entrance.

Guide Rent: ££45,000 per annum ex vat, based on a full tie Exc VAT

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CALL US ON 07854 999 400

GALLERY



PUB KEY INFORMATION

Trading Style

Trade at the King William comes from the local area and those from further afield. With many visiting the area throughout the year for walking and cycling. Food is locally sourced and homemade, offering a selection of pub classics, light bites, bar snacks and Sunday Roasts. The pub is dog friendly and currently offers a doggy menu. Regular pub events and entertainment are offered such as a pub quiz, open mic night, seasonal events and food offers.

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

Estimated Customer Profit based on Fair Maintainable Trade	£53,000
Guide Rent (exc. VAT)	£45,000 per annum ex vat, based on a full tie
Last 12 Months Trading Volumes	57 beer and cider (36 gallons)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £30k
Security Bond	£5,000
Stock & Glassware Estimate	£7,000
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 TULIP / TLC one day for experienced operators + VAT

Who to contact

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