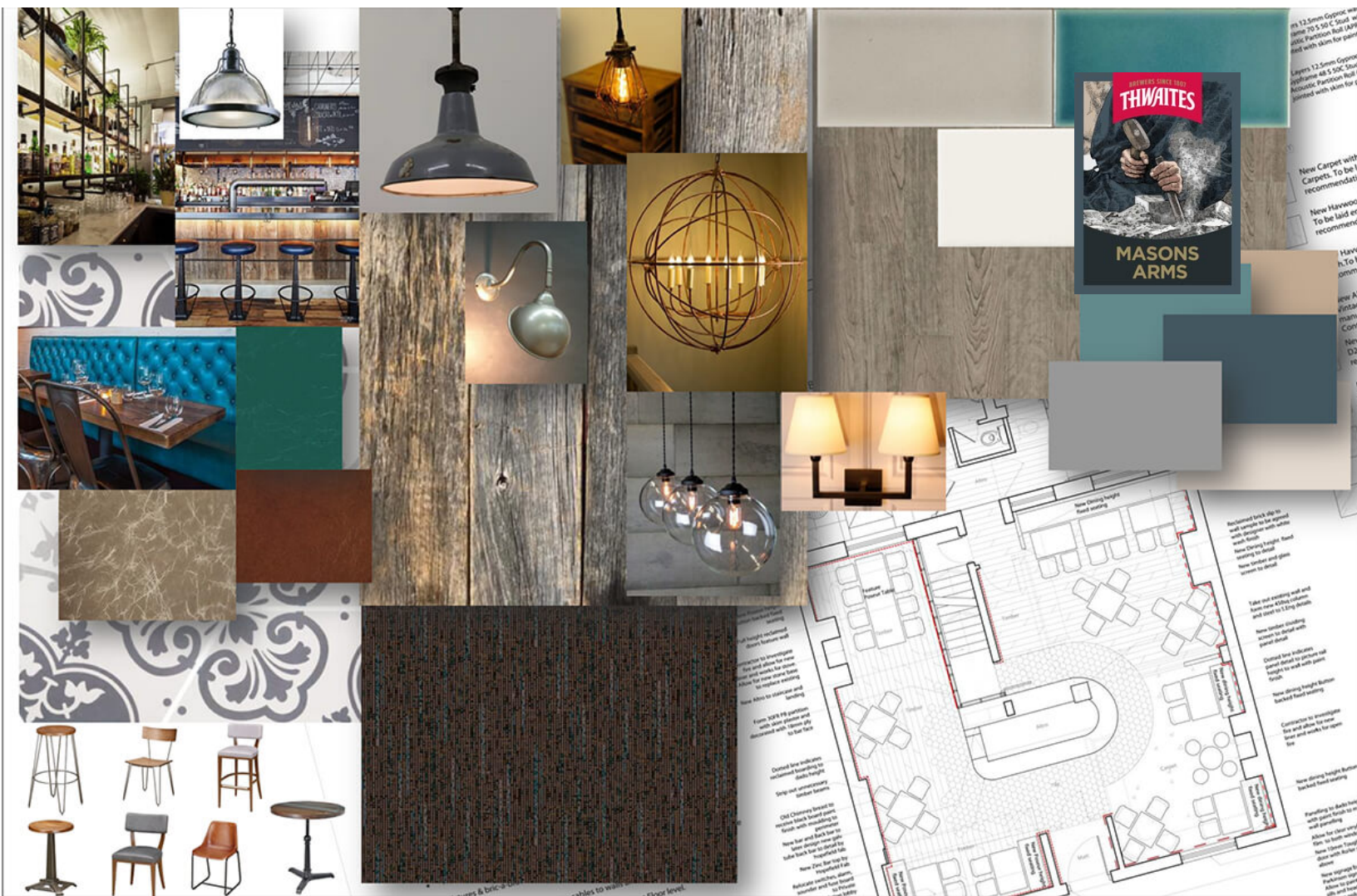




MASONS ARMS,

Masons Arms, Bolton Road West, Ramsbottom, United Kingdom



PUB FEATURES

Historically a community wet pub the Masons will undergo a complete transformation in 2018 with THWAITES investing over £100,000. There will be a premium refurbishment throughout to create a modern but comfortable interior. The scheme includes the addition of a small kitchen which will add a food income to the business. An inviting outside area will be added to the pub with improvements to the car park. This is a fantastic opportunity for a partner seeking a brand new hospitality business in up and coming Ramsbottom.

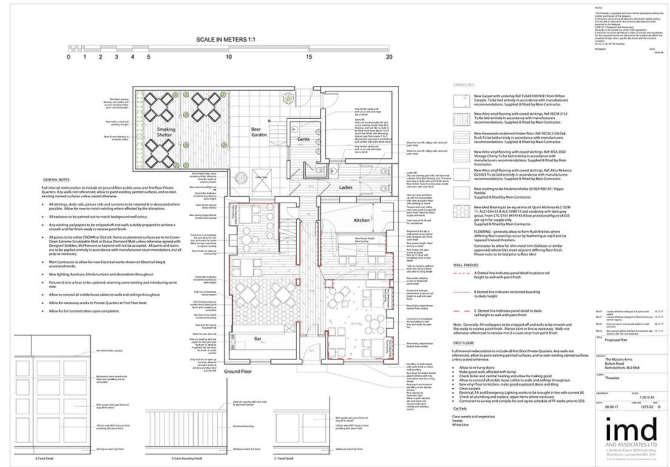
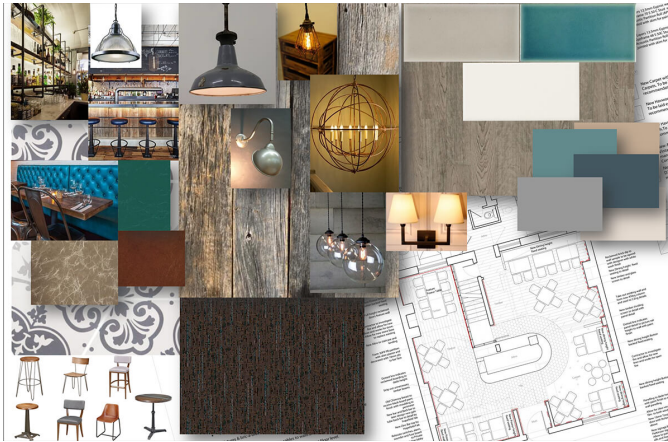
Guide Rent: £25,000 post investment Exc VAT

MASONS ARMS,

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CALL US ON 07854 999 400

GALLERY



PUB KEY INFORMATION

Trading Style

The Masons will completely change from previous trading to become a contemporary pub/bar offering a range of premium products and a good portfolio of cask ales, lagers, draught products, wines and spirits. There will also be a choice of high end soft drinks. There is a fantastic opportunity for an operator to introduce a new food offer. We are looking for a new tenant who has previous experience of running a similar business, food experience would be a great advantage. Experience of a new business launch and knowledge of the local area would be of benefit.

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)	£25,000 post investment
Last 12 Months Trading Volumes	86 beer & cider (36 gallon barrels)
Type of Agreement	5 Year Tenancy
Fixtures and Fittings Estimate	£30,000 post refurbishment
Security Bond	£5,000
Stock & Glassware Estimate	£10,000
Valuation Fees Estimate	£400
TULIP Induction Course	£399 / £150 one day course for experienced operators + VAT

Who to contact

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 Recruitment Consultant
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Rachel Shepherd

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