

# NABS HEAD,

Nab's Head Lane, Salmesbury, Preston PR5 0UQ, UK



## PUB FEATURES

Prominently situated in Salmesbury Lancashire, The Nabs Head is a popular village pub serving real ales and home cooked food. Internally there is a log burner which adds to the pub's atmosphere, a central bar and a comfortable seating area which occupies all around the bar and into a back room which has a TV in. Outside there is seating and a good size car park. The living accommodation is modern and spacious and has a living room, bathroom, kitchen/office and two double bedrooms.

Guide Rent: ££7,800 per annum ex vat based on a full tie (partial tie rents can 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 Nabs Head comes from local areas and passers by. The pub is a popular stopping point for walkers. The property is well known for its locally sourced food offer, whilst remaining a traditional pub for those who just want to pop in for a pint. There is a quiz night on Tuesdays and seasonal events throughout the year.

## 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)	£7,800 per annum ex vat based on a full tie (partial tie rents can be discussed)
Last 12 Months Trading Volumes	Coming soon
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £14,000
Security Bond	£5,000
Stock & Glassware Estimate	£6,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP + VAT

## Who to contact

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 Recruitment Consultant  
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Rachel Shepherd

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