

# PARK HOTEL,

The Park Hotel, Saint Oswald Street, Lancaster, UK



## PUB FEATURES

Situated on the edge of the city of Lancaster, The Park is a large attractive building with a great reputation. Internally there is a large central bar, various seating areas, a raised area with a pool table, a function room and a catering kitchen. Externally there is a well maintained beer garden at the rear and further outside seating at the front. The living accommodation consists of 5 bedrooms, lounge, kitchen and bathroom.

Guide Rent: ££22,127 per annum ex vat, based on a full tie Exc VAT

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**CALL US ON 07854 999 400**



## GALLERY



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# PUB KEY INFORMATION

## Trading Style

The Park attracts a wide variety of people including locals and students from the nearby University campus. Due to its great location near Williamson Park, Ashton Memorial and the Butterfly house, the Park is in perfect proximity to appeal to all customers. There is Red Tooth Poker on Mondays, Cash Poker on Wednesdays, Quiz night on Thursdays and Live Entertainment on Fridays. The function room is used for numerous celebrations such as weddings, birthdays, baby showers, Christenings and funerals. There is live sports from Sky and TNT. The pub currently offers stonebaked sourdough pizzas and runs weekly 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.

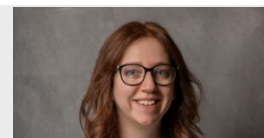
For more information regarding the energy performance of this property please contact us using the details below.

## Finance

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| Estimated Customer Profit based on Fair Maintainable Trade | £32,000  |
| Guide Rent (exc. VAT)                                      | £22,127 per annum ex vat, based on a full tie            |
| Last 12 Months Trading Volumes                             | 195 beer and cider (36 gallon barrels)                   |
| Type of Agreement  | 5 year tenancy   |
| Fixtures and Fittings Estimate                             | Coming soon  |
| Security Bond  | £5,000   |
| Stock & Glassware Estimate                                 | Approx £5,000  |
| 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

**Rachel Shepherd**  
**07854 999 400**



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