

# ROYAL OAK, HORNBY,

The Royal Oak, Main Street, Hornby, Lancaster, UK



## PUB FEATURES

Located within the Lune Valley, in the picturesque village of Hornby, the Royal Oak is a lovely property. Internally the pub offers a traditional pub feel, with a central bar and various seating areas. Complimented by a real fire, offering warmth in the colder months. There is a good sized beer garden at the rear which has been well maintained and a car park located to the right hand side of the pub. Living accommodation consists of 5 bedrooms, lounge, kitchen and bathroom.

Guide Rent: ££22,000 per annum based on a full tie Exc VAT

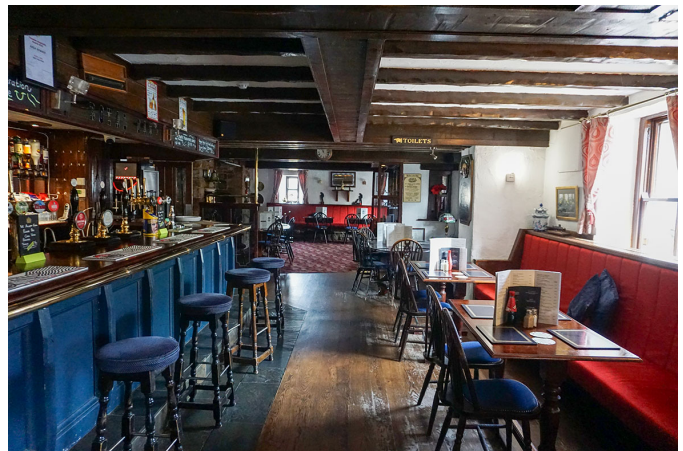
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**CALL US ON 07854 999 400**

# GALLERY

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# PUB KEY INFORMATION

## Trading Style

Trade at the Royal Oak comes from the locals in the village, those who live nearby and tourists who visit the local caravan parks or nearby attractions. The pub is close to Ingleton Waterfalls and Caves, along with various hiking routes and is nestled in the Lune Valley. The pub offers a popular pub classics menu, along with Sunday lunches.

## 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	£27,000
Guide Rent (exc. VAT)	£22,000 per annum based on a full tie
Last 12 Months Trading Volumes	127 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	£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**  
**Recruitment Consultant**  
**rachelshepherd@thwaites.co.uk**



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