

WAGGON, HALAM,

The Waggon at Halam, The Turnpike, Halam, Newark, UK



PUB FEATURES

Located in the attractive village of Halam, Nottinghamshire, the Waggon is in an idyllic location. Thwaites will be carrying out a full refurbishment of all trading areas along with the toilets and living accommodation, as illustrated on the images.

The bar area will be transformed to accommodate both drinkers and diners, with the addition of fixed seating, bay window seating and sand blasted beams to lighten the area and add warmth. The existing dining area will see the addition of seating booths and extra lighting, with the raised seating area seeing the addition of fixed seating and a screen to separate the areas.

Living accommodation consists of 2 bedrooms, 1 attic room, a large lounge area, office, kitchen and bathroom.

Guide Rent: ££35,000 per annum ex vat following a full refurbishment Exc VAT

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GALLERY



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PUB KEY INFORMATION

Trading Style

Thwaites are looking for a tenant to partner with for this brilliant opportunity to fully embrace village life. The successful candidate will have relevant experience of running a similar business, preferably throughout a refurbishment.

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	£58,000
Guide Rent (exc. VAT)	£35,000 per annum ex vat following a full refurbishment
Last 12 Months Trading Volumes	54 beer & cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	£35,000 after refurbishment
Security Bond	£5,000
Stock & Glassware Estimate	£6,000
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 TULIP + VAT

Who to contact

Rachel Shepherd
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