

BAY HORSE,

Osbaldeston BB2 7HX, United Kingdom



PUB FEATURES

Situated in the picturesque village of Osbaldeston, the Bay Horse has great kerb appeal. Surrounded by Ribble Valley countryside, the pub attracts a mix of locals and passers-by, with an established clientele of drinkers and diners from the local towns and villages. Internally, the pub has extensive seating areas with an inviting real fire and a snooker room which is used regularly. A beautiful beer garden is located to the rear of the pub, alongside a large car park. The living accommodation consists of three double bedrooms, two bathrooms, kitchen, lounge and a store room.

Guide Rent: £624,000 per annum ex vat, based on a full tie (partial tie can be

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GALLERY



PUB KEY INFORMATION

Trading Style

The pub has live sports, holds a pub quiz every Tuesday and offers live entertainment. An experienced operator is required for this pub to continue and develop the current food offer, whilst maintaining wet sales.

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)	£24,000 per annum ex vat, based on a full tie (partial tie can be discussed)
Last 12 Months Trading Volumes	236 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £12,000
Security Bond	£5,000
Stock & Glassware Estimate	£5,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP + VAT

Who to contact

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