

BLACK BULL,

The Black Bull, Church Street, Ribchester, Preston, UK



PUB FEATURES

The Black Bull is situated in the affluent village of Ribchester, within the Ribble Valley. Internally there is a cosy bar, surrounded by various seating/dining areas. A games room is located off the main open plan trade area. A multi-fuel burner offers extra warmth during the colder months. There is a good sized catering kitchen, an attractive beer garden and car parking. Located on the first floor is a large room that can be used for meetings and local events. The living accommodation consists of 3 bedrooms, open plan kitchen lounge area, bathroom and an office.

Guide Rent: ££15,000 per annum ex vat based on a full tie (partial tie rents can be discussed) Exc VAT

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GALLERY



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PUB KEY INFORMATION

Trading Style

Trade at the Black Bull comes from the local village and visitors to the area. There is a quiz on Fridays, along with a chippy tea, natter shack mornings, seasonal events and live entertainment on the last Saturday of every month. Live sports is currently shown and there is regular promotions on the pool table.

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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|--------------------------------|---|
| Guide Rent (exc. VAT) | £15,000 per annum ex vat based on a full tie (partial tie rents can be discussed) |
| Last 12 Months Trading Volumes | 159 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 | £4,000 |
| Valuation Fees Estimate | £500 |
| TULIP Induction Course | £399 TULIP + VAT |

Who to contact

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