

# 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 2 bedrooms, kitchen, lounge area and bathroom.

Guide Rent: ££19,000 per annum ex vat, following the redecoration of trading areas 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 Black Bull comes from the local village and visitors to the area. There is a quiz on the first Wednesday of every month, along with Chippy tea on Fridays and regular live entertainment, including Karaoke. Live Sports is shown and there is a darts board and pool table. As part of the tenancy offer, Thwaites will be carrying out redecoration to the trading areas and refurbishment of the gents toilets.

## 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	£34,000
Guide Rent (exc. VAT)	£19,000 per annum ex vat, following the redecoration of trading areas
Last 12 Months Trading Volumes	107 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	£4,000
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 TULIP + VAT

## Who to contact

**Rachel Shepherd**  
**07854 999 400**  
 Recruitment Consultant  
[rachelshpherd@thwaites.co.uk](mailto:rachelshpherd@thwaites.co.uk)



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