

BOOT AND SHOE,

Elswick, Preston PR4 3YB, UK



PUB FEATURES

The Boot and Shoe is a fantastic village pub located in Elswick, a rural village on the Fylde coast. The pub sits right in the centre of the village and welcomes local customers and passers by. There is a large open plan lounge / dining area and a more informal bar area where there is currently a pool table and sky sports. There is a fully equipped commercial kitchen. Living accommodation consists of 5 bedrooms, bathroom, lounge, kitchen, an office and attic space used for storage.

Guide Rent: ££15,000 per annum ex vat based on a full tie Exc VAT

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CALL US ON 07854 999 400

GALLERY



PUB KEY INFORMATION

Trading Style

As a village all rounder the Boot & Shoe is frequented by both village residents and visitors. Currently there is a pool table and sky sports to encourage drinking trade. There is regular live entertainment and a pub quiz every Sunday.

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)	£15,000 per annum ex vat based on a full tie
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	£5000
Stock & Glassware Estimate	Coming soon
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP

Who to contact

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