

# CRAVEN HEIFER,

The Craven Heifer, Main Street, Ingleton, Carnforth, UK



## PUB FEATURES

The Craven is an attractive stone built property located in the village of Ingleton. A former coaching Inn, the Craven has 4 en-suite letting bedrooms. Internally the trade areas have been recently fully refurbished, offering numerous seating areas and finished to a high standard. A fully equipped catering kitchen supports a home cooked menu. The games room consists of a pool table and darts board, there is a large beer garden at the rear and onsite parking. The private accommodation consists of one bedroom, bathroom, lounge, office and small kitchen.

Guide Price: £627,451 per annum ex VAT Excl VAT

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**CALL US ON 07854 999 400**



## GALLERY



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## PUB KEY INFORMATION

### Trading Style

From the property, Ingleton Waterfalls Trail is 5 minutes' walk away. White Scar Cave is 2 miles away and the Forest of Bowland, an Area of Outstanding Natural Beauty, is 10 miles away. The pub benefits from local tourism and trades well throughout the year from the increase footfall these attractions provide. Offering a traditional home cooked menu, the Craven welcomes locals, tourists and families. Live sports is shown, there is regular live entertainment and seasonal events.

### 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)	£23,451 per annum ex VAT
Last 12 Months Trading Volumes	96 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £25-£28k
Security Bond	£5,000
Stock & Glassware Estimate	£4,500
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP

### Who to contact

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