

CROFTERS ,

Crofters, Holbeck Park Avenue, Roose, Barrow-in-Furness, UK



PUB FEATURES

Located on the outskirts of Barrow-in-Furness, a Shipyard town in Cumbria. Crofters is a substantial building with a converted farmhouse, containing letting 11 en-suite letting bedrooms.

Internally there is a large central bar which supports the main dining and the bar / games area to the right. The fully equipped commercial catering kitchen is located on the left hand side of the property. The games/bar area has separate toilets, perfect for private events to take place. At the front of the property there is a spacious beer garden and a large car park. The converted farmhouse lodge has 11 letting bedrooms which are tastefully decorated and in excellent order.

Living accommodation consists of 4 bedrooms, bathroom, kitchen, lounge, office and storage space in the eaves.

Guide Rent: ££71,000 per annum ex vat based on a full tie Exc VAT

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GALLERY



PUB KEY INFORMATION

Trading Style

Trade at Crofters comes from the local area as well as other local towns and villages, working people stationed at the shipyard and those visiting the Lakes or travelling up to or around the North. Food is served every day which consists of a range of pub classics, a children's menu and Sunday Roast. Functions are popular at the Crofters including weddings, birthdays, christenings and funerals. An annual event, Croft Rock, attracts in the region of 1000 people and raises funds and awareness for various charities. Due to increasing demand from the Shipyard and local industry, the letting bedrooms attract strong occupancy levels throughout the year and are also popular for holiday makers and Leisure guests. There is consistent high demand for accommodation in the area due to the increased workforce needed for the local BAE submarine facility.

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	£75,500
Guide Rent (exc. VAT)	£71,000 per annum ex vat based on a full tie
Last 12 Months Trading Volumes	152 beer and cider (36 gallon barrels)
Type of Agreement	5 year agreement
Fixtures and Fittings Estimate	Approx £60-70k (with flexible ways to pay)
Security Bond	£5,000
Stock & Glassware Estimate	£6,000
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 TULIP



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