

DALTON ARMS ,

Dalton Arms, Glasson Dock, Ten Row, West Quay, Glasson Dock, Lancaster, UK



PUB FEATURES

Located in the historic village of Glasson Dock, the Dalton Arms is perfectly situated on the Port of Lancaster. Internally there is a central bar surrounded by various seating areas and a real fire. There is external seating to the front, along with a good sized car park. The living accommodation consists of 4 bedrooms, lounge, bathroom and kitchen which will be redecorated and recarpeted before re-let.

This tenancy offer includes planned improvements for the beer garden and the commercial catering kitchen.

Guide Rent: ££22,000 per annum ex vat based on a full wet tie Exc VAT

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**CALL US ON 07854 999
400**

GALLERY



PUB KEY INFORMATION

Trading Style

Trade at the Dalton Arms comes from the local towns and villages, with many people visiting from across Lancashire, particularly the Fylde. The pub currently serves food Friday, Saturday and Sunday however during the summer months they serve food every day. Live entertainment, quiz nights and charity events are popular and this in an area that could be developed further.

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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|--|---|
| Estimated Customer Profit based on Fair Maintainable Trade | £26,265 |
| Guide Rent (exc. VAT) | £22,000 per annum ex vat based on a full wet tie |
| Last 12 Months Trading Volumes | 53 beer & cider (36 gallon barrels) |
| Type of Agreement | 5 year tenancy |
| Fixtures and Fittings Estimate | Approx £20,000 |
| Security Bond | £5,000 |
| Stock & Glassware Estimate | £5,000 |
| Valuation Fees Estimate | Between £800-£1,200 (Shared with the outgoing tenant) |
| TULIP Induction Course | £399 TULIP + VAT |

Who to contact

Rachel Shepherd
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 Recruitment Consultant
rachelshepherd@thwaites.co.uk



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