

DOG INN,

Dog Inn, Chorley Old Road, Whittle-le-Woods, Chorley, UK



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CALL US ON 07854 999 400

PUB FEATURES

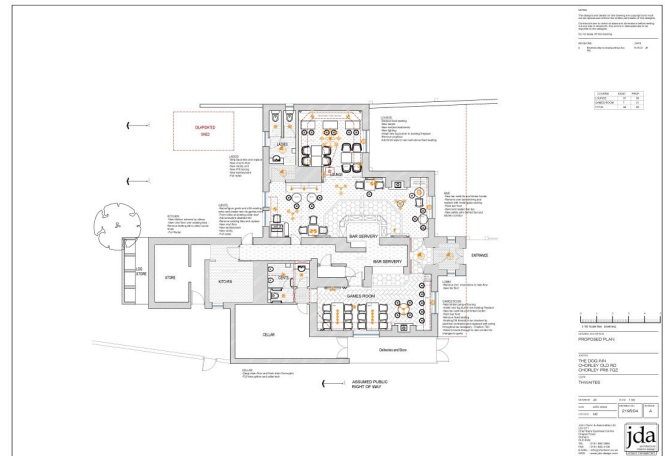
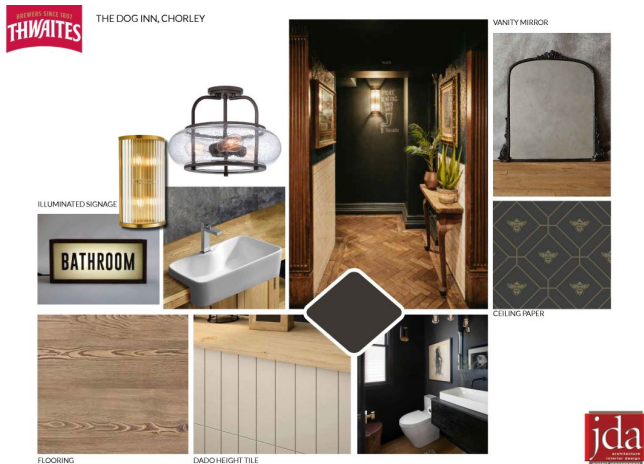
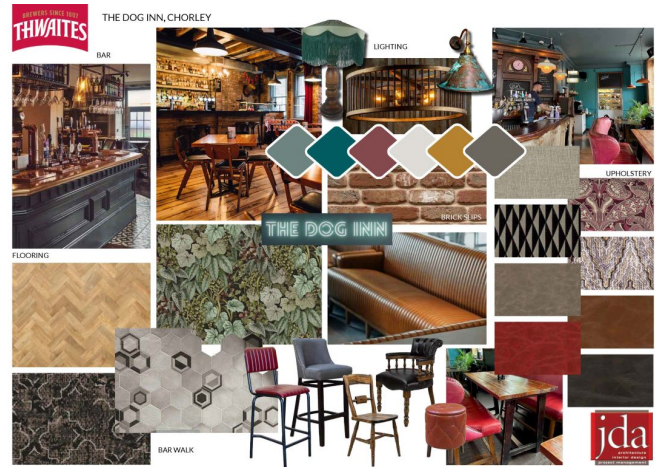


Thwaites will be carrying out a full refurbishment of the property both internally and externally. Creating a modern, contemporary venue which attracts customers from the local area and further afield. Works to the property will include additional seating, new flooring throughout, improvements to the bar, new log burners, new kitchen equipment, upgrading of both bathrooms, with the addition of a disabled WC. Externally a new modern seating area will be created at the front, complete with Festoon lighting. Works will be carried out to improve the car park.

There is a large private garden at the rear. Living accommodation consists of 2 bedrooms, an office (which could be used as a single bedroom), lounge, kitchen and bathroom.

Guide Rent: ££43,455 per annum following a full refurbishment internally and externally Exc VAT

GALLERY



PUB KEY INFORMATION

Trading Style

Thwaites are seeking an experienced operator who has either held a tenancy before or worked at a high level of management. They will of ran a venue that delivers a premium food offer and have the knowledge and expertise to make the Dog a success.

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 performace of this property please contact us using the details below.

Finance

Guide Rent (exc. VAT)	£43,455 per annum following a full refurbishment internally and externally
Last 12 Months Trading Volumes	N/A
Type of Agreement	5 Year Tenancy
Fixtures and Fittings Estimate	Approx £65,000
Security Bond	£5,000
Stock & Glassware Estimate	£10,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP + VAT

Who to contact

Rachel Shepherd
07854 999 400
Recruitment Consultant
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