

GAMECOCK,

Game Cock, The Green, Austwick, Lancaster, UK



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PUB FEATURES



Located in the chocolate box village of Austwick in the Yorkshire Dales, the Gamecock is an beautiful village pub located close to numerous attractions such as the Three Peaks, South Lakes and Ingleton Falls. At the entrance to the building there is currently a take away bakery, with a small seating area to the right. On entering the main trading area there is dining space throughout with further seating and a feature open fire in the bar area. The quirky layout of the pub offers various seating options on two levels and cosy snug areas. There are 5 premium en suite letting bedrooms, 3 doubles, 1 small double and a single. One room has adult sized bunk beds in addition to a double bed and 2 of the rooms contain sofa beds. Behind the pub there is a large beer garden with booth seating, a grassed area and a patio. There is parking on the forecourt at the front of the property and on the roadside throughout the village.

There is no private accommodation at the pub but accommodation is provided for the tenants- a 3 bed cottage in the village, inclusive in the guide rent.

Guide Rent: £Coming soon Exc VAT

GALLERY



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PUB KEY INFORMATION

Trading Style

With a prime location within the Yorkshire Dales National Park, close to Yorkshire tourist areas, Ingleton caves/waterfalls, Ribble Valley and South Lakes, the Gamecock attracts tourists all year round. Locals from the village and surrounding areas frequent the pub often and it has a high footfall from walkers and cyclists. A premium food offer of pub classics with a French influence gives the pub an excellent and award winning reputation.

The pub hosts weekly themed food evenings such as burger night, steak night and fish & chip Friday.

The business operates mainly as a destination food venue but is also well received locally for dining and drinks.

This is a rare opportunity for an experienced operator / Chef patron in an ideal location to build a following for a unique food offer and dining experience.

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)	Coming soon
Last 12 Months Trading Volumes	Coming soon
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Coming soon
Security Bond	£5,000
Stock & Glassware Estimate	£6,500
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 TULIP / TLC one day for experienced operators + VAT



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