

# GOLDEN CUP,

The Golden Cup, Blackburn Road, Darwen, UK



## PUB FEATURES

Located on a busy main road which links Blackburn to Darwen, The Golden Cup is a beautiful building with an attractive kerb appeal. Internally there is a central bar, a snug area to the front and further seating areas to the left. An open fire creates a cosy environment for customers. There is also a fully equipped catering kitchen. Externally there is a smoking shelter, a large beer garden and a large car park. The living accommodation consists of 1 double bedroom, lounge, kitchen and bathroom.

Guide Rent: ££15,000 per annum ex vat based on a full tie Exc VAT

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# GALLERY

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# PUB KEY INFORMATION

## Trading Style

Trade at the Golden Cup comes from the local houses, nearby towns and supporters visiting Ewood Park on match days. There is live entertainment, a Quiz night and seasonal events. Live sports are shown and there is a pool table. The large beer garden at the front of the property proves popular during the summer months.

## 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)	£15,000 per annum ex vat based on a full tie
Last 12 Months Trading Volumes	236 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	£15,000
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**  
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