

# GRIFFINS HEAD,

Burnley Road, Huncoat, Accrington BB5 6LD, UK



## PUB FEATURES

The Griffins Head benefits from a main road location in the village of Huncoat, Accrington. The pub has an open plan layout for both drinking and dining. There is a large central bar, a fully equipped catering kitchen, an attractive beer garden and a good sized car park. Living accommodation consists of 3 bedrooms, lounge, kitchen and bathroom.

Guide Rent: ££28,000 per annum ex vat, post refurb, based on a full tie (partial tie can be discussed) 50 percent rent for the first quarter Exc VAT

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**CALL US ON 07854 999 400**

## GALLERY

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# PUB KEY INFORMATION

## Trading Style

The business offered a smokehouse grill menu which proved to be very successful. A quiz was held every Wednesday and live entertainment has been offered in the past.

For the Griffin we are looking to partner with an experienced food operator who can run and manage a busy kitchen.

Thwaites will refresh and premiumise the exterior of the building, remove the old brick built shed and replace with large beer garden. A log burner will also be installed.

## 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)	£28,000 per annum ex vat, post refurb, based on a full tie (partial tie can be discussed) 50 percent rent for the first quarter
Last 12 Months Trading Volumes	71 beer and cider (36 gallon barrels)
Type of Agreement	5 Year Tenancy
Fixtures and Fittings Estimate	Approx £30k after refurb
Security Bond	£5,000
Stock & Glassware Estimate	£5,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP + VAT

## Who to contact

**Rachel Shepherd**  
**07854 999 400**  
**Recruitment Consultant**  
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