

# HARE AND HOUNDS ,

Whalley Road, Clayton-le-Moors, Accrington BB5 5HE, UK



## PUB FEATURES

The Hare & Hounds benefits from great kerb appeal and a predominant location on Whalley Road. There is a good size car park at the rear of the building with some outside seating and smoking shelter. The interior of the pub features different sections and seating styles for drinks and dining. The pub focusses on the community with drink offers, entertainment and live sports. There is a commercial catering kitchen which provides fresh local produce. The living accommodation consists of 2 bedrooms, lounge, a bathroom and a kitchen.

Guide Rent: ££32,000 per annum ex vat, following a large refurbishment internally and externally Exc VAT

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**CALL US ON 07854 999 400**

## GALLERY



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# PUB KEY INFORMATION

## Trading Style

Customers are generally local to the Accrington area but weekly entertainment is an attraction. There is a weekly pub quiz and weekly live bands / Karaoke. The lunch and evening food offer attracts other clientele. The pub shows live sports and has an active social media presence advertising upcoming games, acts and promotions.

As part of the tenancy offer, Thwaites will be carrying out a full refurbishment of the property which will include the addition of an outdoor bar. The scheme will be reflective of our highly successful refurbishment of the Observatory in Blackburn.

## 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)	£32,000 per annum ex vat, following a large refurbishment internally and externally
Last 12 Months Trading Volumes	257 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £110,000 following the refurbishment
Security Bond	£8,000
Stock & Glassware Estimate	£5,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP

## Who to contact

**Rachel Shepherd**  
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