

HARE AND HOUNDS ,

Hare & Hounds Inn, Skipton Old Road, Foulridge, Colne, UK



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CALL US ON 07854 999 400

PUB FEATURES

Located in Foulridge, a small village close to the Yorkshire border. The Hare & Hounds is in a great location. The main trading area has a central bar and provides dining for approximately 30 covers. There is a separate dining room for circa 32 covers. A fully equipped catering kitchen and wash-up area. To the first floor there are 5 well-presented en-suite letting rooms, an office and a staff WC. There is an attached newly decorated stone cottage which is used as living accommodation and consists of two bedrooms. A car park is located at the front of the property with a enclosed beer garden at the rear.

Guide Rent: ££50,000 per annum ex vat - following a full refurbishment to the interior and exterior Exc VAT



GALLERY



PUB KEY INFORMATION

Trading Style

Trade at the Hare and Hounds comes from the local area, which is densely populated and from passing trade. Known for its home cooked, locally sourced food we are seeking an experienced operator who can continue to build upon this. Offering 5 en-suite letting bedrooms, with great links to the local towns, villages and the M65, these rooms prove popular. Thwaites will be carrying out a large refurbishment at the property to attract customers from the local area and further afield. Works to the property will include the main trading area, letting bedrooms and the beer garden.

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.

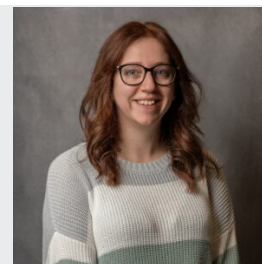
For more information regarding the energy performance of this property please contact us using the details below.

Finance

Guide Rent (exc. VAT)	£50,000 per annum ex vat - following a full refurbishment to the interior and exterior
Last 12 Months Trading Volumes	89 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £100,00 following the refurbishment - finance options available
Security Bond	£5,000
Stock & Glassware Estimate	£8,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP + VAT

Who to contact

Rachel Shepherd
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Recruitment Consultant
rachelshepherd@thwaites.co.uk



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