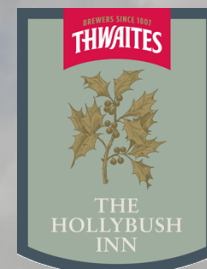


HOLLYBUSH,

The Hollybush Inn Denford, Denford Road, Leek, UK



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CALL US ON 07854 999 400

PUB FEATURES



Located on the embankment of the Caldon Canal, The Hollybush Inn is a beautiful, traditional pub with great character. The outside space is vast, it offers various covered seating areas both to the front and side. There is a large enclosed children's play area, which has tables to drink/dine from whilst your children play. An overflow car park is located to the side and motorhomes are welcome to pitch here throughout the year. A purpose built outbuilding is used to offer hot food such as paninis and burgers, this could be developed further to include a bar servery. Further outbuildings provide a kitchen prep area, staff room, large walk in fridge and large walk in freezer.

Internally the pub is split into different areas for drinking and dining. Surrounding the bar there are quirky, traditional booths and tables which are complimented by real fires. A restaurant style dining area known as the Canal Lounge sits to the right of the bar. A fully equipped catering kitchen and further storage areas are located to the rear. The living accommodation is split over two sides but can be utilised as one large living space. One side contains a bedroom, lounge, bathroom and office. The other side has a bedroom, bathroom and a self contained open plan living space with a lounge, bed and small kitchenette.

Guide Rent: ££67,000 per annum ex vat, based on a full tie (partial tie can be discussed) Exc VAT

GALLERY



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PUB KEY INFORMATION

Trading Style

The Hollybush is close to Churnet Valley Railway, Alton Towers and the Peak District. Due to its great location, customers visit from all over the UK. Regulars live locally, there are also those visiting in motorhomes and barges. During the summer months the pub is extremely busy, with customers wanting to take advantage of the rural location, countryside walks and homemade food. Live entertainment in the form of folk singers, karaoke and acoustic acts are well received by the regular customers.

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)	£67,000 per annum ex vat, based on a full tie (partial tie can be discussed)
Last 12 Months Trading Volumes	243 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Coming soon
Security Bond	£5,000
Stock & Glassware Estimate	£7,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP+ VAT

Who to contact

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