

HORSESHOE INN,

1 Fold Rd, Radcliffe, Manchester M26 1FT, UK



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CALL US ON 07854 999 400



PUB FEATURES

Overlooking the River Irwell, a popular area for walkers and visitors, the Horseshoe is an attractive stand alone building in a beautiful location.

The pub has a large dining area located at the rear of the property, with a more traditional pub layout featuring a real fire located at the front.

Outside, there is seating for drinking and dining during the summer months.

A sheltered smoking area is located to the rear of the property and there is a car park to the side. The living accommodation consists of three bedrooms, lounge, kitchen, bathroom and office. There is a separate side entrance to the living accommodation that can be accessed externally.

Guide Rent: ££50,000 per annum ex vat, based on a full tie Exc VAT

GALLERY



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PUB KEY INFORMATION

Trading Style

The pub is very popular with its offer of locally-sourced, home-cooked, quality food, with little competition in the area. A strong wet trade comes from locals, dog walkers and visitors to the area. The pub has a weekly quiz on Wednesdays and holds regular events throughout the year.

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

Estimated Customer Profit based on Fair Maintainable Trade	£56,000
Guide Rent (exc. VAT)	£50,000 per annum ex vat, based on a full tie
Last 12 Months Trading Volumes	258 beer and cider (36 gallon barrels)
Type of Agreement	5 Year Tenancy
Fixtures and Fittings Estimate	coming soon
Security Bond	£10,000
Stock & Glassware Estimate	£8,000
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 TULIP / TLC one day for experienced operators + VAT

Who to contact

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