

# INN ON THE GREEN,

Inn on the Green Acomb, Acomb, York, United Kingdom



## PUB FEATURES

The Inn on the Green sits at the top of the central green area in Acomb, on the outskirts of the beautiful historic tourist destination York. The interior of the pub is large open plan space with a comfortable lounge with high, free-standing and fixed seating and a dining area. To the rear of the pub there is a large double level beer garden – a patio with comfortable seating and a garden area made attractive with plants and flowers. There are two large outhouses currently used for storage. There is secure parking space for two cars. A galley style commercial kitchen is fully equipped to offer a good quality food menu. Living accommodation consists of 3 bedrooms, lounge, kitchen and bathroom.

Guide Rent: ££17,000 per annum ex vat based on a full tie (partial tie can be discussed) Exc VAT

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**CALL US ON 07854 999 400**



## GALLERY



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# PUB KEY INFORMATION

## Trading Style

Trade at the Inn on the Green mainly centres around entertainment and live music. The pub is located at the edge of the green where local people gather and families enjoy the play facilities so is an ideal stopping point for drinks and food. There is currently a tapas style food offer which is very popular. The interior of the pub is open plan, two areas with a central bar ideal for drinking and dining space.

## 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	£32,000
Guide Rent (exc. VAT)	£17,000 per annum ex vat based on a full tie (partial tie can be discussed)
Last 12 Months Trading Volumes	99 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £10,000
Security Bond	£5,000
Stock & Glassware Estimate	£6,000
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 TULIP + VAT

## Who to contact

**Rachel Shepherd**  
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