



# IVY HOTEL,

Ivy Hotel, Infirmary Street, Blackburn, UK



# IVY HOTEL,

Ivy Hotel, Infirmary Street, Blackburn, UK

CALL US ON 07854 999 400



## PUB FEATURES

---

The Ivy is a stand-alone building located close to Ewood Park.

Internally there is a good-sized bar, a pool/darts area, a catering kitchen, and an open fire.

To the rear, there is a beer garden and a children's park.

The living accommodation consists of two bedrooms, a lounge, a kitchen, a bathroom, and a separate WC. There is an upper floor to the living accommodation which isn't currently in use, this contains a further two bedrooms.

Guide Rent: ££10,000 per annum ex vat Exc VAT

# GALLERY

---



# PUB KEY INFORMATION

## Trading Style

The landlords are seeking an operator who has experience running a busy community pub.

Trade at the Ivy comes from the local houses and regular customers who have been using the pub for many years. It is also very popular with families. There are regular events such as karaoke, live singers and fundraising events. There is a darts board and pool table, live sports could be introduced. Food could also be introduced, to increase sales. It was previously very busy on match days and welcomed home fans only.

## 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)	£10,000 per annum ex vat
Last 12 Months Trading Volumes	Coming soon
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £7,500
Security Bond	£5,000
Stock & Glassware Estimate	£5,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP

## Who to contact

**Rachel Shepherd**  
**07854 999 400**  
**Recruitment Consultant**  
**rachelshepherd@thwaites.co.uk**

