

KING WILLIAM ,

The King William, Chapeltown Road, Bolton, UK



PUB FEATURES

Located a stone's throw away from Jumbles Country Park and Reservoir, the King William is in a beautiful location often frequented by visitors to the area. On entering the property there is a large central bar, surrounded by various spacious seating areas on 2 levels, and a cosy snug. Externally there is a dining terrace offering pleasant views of the countryside and a large car park. Living accommodation consists of 3 bedrooms, lounge, kitchen, bathroom and office, accessible via a private entrance.

Guide Rent: ££52,000 per annum ex vat, based on a full tie, following a refurbishment Exc VAT

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GALLERY



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PUB KEY INFORMATION

Trading Style

Customers at the King William comes from the local area and those visiting from further afield. There are visitors throughout the year for numerous walking and cycling routes. Most recently the pub food menu had a mediterranean focus, however, Thwaites are looking for a new operator to offer a selection of more traditional pub classics alongside seasonal specials.

Regular pub events and entertainment have been offered in the past such as a pub quiz, open mic nights and food themed evenings to encourage drinkers as well as diners.

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	£46,000
Guide Rent (exc. VAT)	£52,000 per annum ex vat, based on a full tie, following a refurbishment
Last 12 Months Trading Volumes	24 beer and cider barrels (based on 36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Coming soon
Security Bond	£5,000
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

Rachel Shepherd
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Recruitment Consultant
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