

PLOUGH INN,

The Plough Inn, Main Street, Leeds, UK



PUB FEATURES

Located in the attractive village of Burton Salmon, just a short drive away from Leeds city centre, The Plough Inn has wonderful kerb appeal. Internally there are various cosy seating areas, which appeal to diners and drinkers alike. Complimented by an open fire, offering extra warmth during the colder months. There is a good sized kitchen with a walk in fridge. Externally there is a lovely beer garden at the rear and a car park to the side of the property. The living accommodation consists of 2 bedrooms, lounge, kitchen, office and bathroom and is in superb condition.

Guide Price: £617,000 per annum ex vat based on a full tie. Excl VAT

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CALL US ON 07854 999 400

GALLERY



PUB KEY INFORMATION

Trading Style

Trade at the Plough comes from locals in the village and those in the surrounding areas. Thwaites are seeking an owner operator who can continue a food offer with their own chef experience or have a chef in place. There is currently live sports, quiz nights and regular events.

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	£24,000
Guide Rent (exc. VAT)	£17,000 per annum ex vat based on a full tie
Last 12 Months Trading Volumes	43 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £15,000
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

Who to contact

Rachel Shepherd
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