

# QUEENS ,

Queens Hotel, Church Street, Littleborough, UK



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CALL US ON 07854 999 400

## PUB FEATURES

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Located on the busy high street of Littleborough, The Queens is in a prime location. Internally the bar is located on the right hand side, seating areas are to the left and right, with a pool area at the rear. Living accommodation consists of 3 bedrooms, lounge, kitchen and bathroom. Thwaites will carrying out a full refurbishment of the property.

Guide Rent: ££22,000 per annum ex vat following a refurbishment Exc VAT

# GALLERY

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# PUB KEY INFORMATION

## Trading Style

Trade at The Queens comes from those who live in the local towns and villages. Sky sports is shown and there are darts and dominoes teams every week. Karaoke has been offered in the past and proved popular. There could also be an opportunity to start a pool team.

## 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	£29,000
Guide Rent (exc. VAT)	£22,000 per annum ex vat following a refurbishment
Last 12 Months Trading Volumes	205 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Coming soon
Security Bond	£5,000
Stock & Glassware Estimate	Coming soon
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**  
**07854 999 400**  
**Recruitment Consultant**  
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