

RING O BELLS ,

Ring O'bella, Royston, Barnsley, UK



PUB FEATURES

Ideally situated on a busy main road, the Ring O Bells is a large, prominent, stand alone building, located in Royston. Internally there is a large central bar, seating areas throughout which include a snug area to the rear. To the right of the bar there is a pool table and there's a function room/restaurant area to the second floor. Externally there is seating to the front of the property and a grassed area at the rear. Living accommodation consists of 3 bedrooms, lounge, kitchen and bathroom.

Guide Rent: ££9,000 per annum ex vat Exc VAT

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CALL US ON 07854 999 400

GALLERY





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PUB KEY INFORMATION

Trading Style

The trade at the Ring O Bells comes from the local towns and surrounding areas. There is regular live entertainment, a quiz and live sports. A fully equipped commercial kitchen and dining space is located on the second floor. Thwaites are looking for someone who can introduce a simple but well executed food offer.

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	£29,346
Guide Rent (exc. VAT)	£9,000 per annum ex vat
Last 12 Months Trading Volumes	141 beer & cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	coming soon
Security Bond	£5,000
Stock & Glassware Estimate	£3,000
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
07854 999 400
Recruitment Consultant
rachelshepherd@thwaites.co.uk

