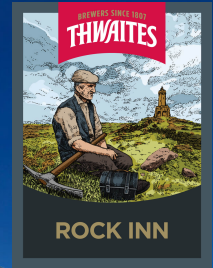


ROCK INN TOCKHOLES,

Tockholes, Darwen BB3 0LU, UK



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CALL US ON 07854 999 400

PUB FEATURES



The Rock is a beautiful rural pub located in Tockholes village, 2 miles west of the town of Darwen. The pub boasts impressive countryside views and benefits from many walkers, cyclists and visitors to the area.

The pub is situated on the main road leading into the village just before the local primary school. It has a large car park and an attractive outside area used for drinks and dining. The interior of the pub is made up of 3 seating areas, either side of the main entrance and a raised area at the rear served by a central bar. The commercial kitchen is well equipped and has a preparation area and wash up space. The pub is beautifully decorated and a roaring open fire instantly gives a warm welcome.

Living accommodation consists of 4 bedrooms, kitchen, bathroom, lounge and a dining area.

Guide Rent: ££25,000 based on a full tie (Partial tie rents can be discussed) Exc VAT

GALLERY



PUB KEY INFORMATION

Trading Style

Visitors come from the local village and surrounding areas. Currently the food offer is home cooked with a Mediterranean twist. There is a weekly pub quiz, themed food nights, live entertainment and seasonal 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

Guide Rent (exc. VAT)	£25,000 based on a full tie (Partial tie rents can be discussed)
Last 12 Months Trading Volumes	51 beer and cider (36 gallon barrels)
Type of Agreement	5 Year Tenancy
Fixtures and Fittings Estimate	Approx £25,000
Security Bond	£5,000
Stock & Glassware Estimate	£5,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP+ VAT

Who to contact

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

