

# ROSE & CROWN,

19 Moor Ln, Clitheroe BB7 1BE, UK



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**CALL US ON 07854 999 400**

## PUB FEATURES

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Rare Opportunity of multi income stream business in central Clitheroe. The Rose & Crown is an imposing building in the heart of Clitheroe, close to Clitheroe Castle and other visitor attractions. There will be a large brewery investment later in the year to refurbish all trading areas, letting bedrooms and private flat to a premium standard. This heritage category listed building benefits from 12 en suite letting bedrooms, a spacious lounge with separate dining area, private car park and full commercial catering kitchen. There is an attractive outside terrace.

Thwaites are looking for a tenant to partner with for this exciting investment. Successful candidate will need a minimum of £50,000 capital to invest and relevant experience of running a similar business, preferably throughout a refurbishment. This is a fantastic opportunity with estimated tenant profitability of £75,000p/a based on projected figures post investment.

Guide Rent: £In the region of £70,000 post refurbishment Exc VAT





# PUB KEY INFORMATION

## Trading Style

Trading style is currently a variety of clientele including visitors, local customers and people working in and around Clitheroe. There is a rotary club which holds luncheon meetings at the pub, a variety of repeat hotel guests and various events throughout the year. The pub benefits from the many events and festivals held in the town. Food offer is currently limited to breakfast and lunch times. The elevated offer following the refurbishment will allow this already successful business to step up to another level and accommodate customers seeking a occasion experience.

Mood boards & floor plans illustrate foundation ideas and concepts and are subject to change

## 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 performace of this property please contact us using the details below.

## Finance

Estimated Customer Profit based on Fair Maintainable Trade	£80,000
Guide Rent (exc. VAT)	In the region of £75,000p/a post investment
Last 12 Months Trading Volumes	178 beer and cider (36 gallon barrels)
Type of Agreement	5 Year Tenancy
Fixtures & Fittings Estimate	£70,000+ post investment
Stock & Glassware	£2000
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
Training	TULIP £450 (3 day course)

## Who to contact

**Rachel Shepherd**  
**07854 999 400**  
**Recruitment Consultant**

