

SHOOTERS ARMS,

10-12 Southfield Ln, Southfield, Burnley BB10 3RJ, UK



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CALL US ON 07854 999 400

PUB FEATURES

With spectacular views of the Pendle countryside, the Shooters is a large stand-alone building, there is extensive seating throughout for both drinkers and diners. Open fires give the pub a cosy, welcoming feel during the colder months, with the beautiful beer garden offering seating during summer. There is a fully-equipped catering kitchen. The living accommodation is vast and consists of four double bedrooms, an office, kitchen and bathroom with a separate W/C. There is a car park located to the right of the pub and a smoking shelter to the rear.

Guide Rent: £Coming soon Exc VAT

GALLERY



PUB KEY INFORMATION

Trading Style

Trade at the Shooters Arms comes from those who live in the surrounding villages and towns. The area is popular with walkers, horse riders, bikers and cyclists, who all use the pub for refreshments and food. Band nights are held regularly, along with bingo and pub quiz nights. Currently the pub offers locally sourced, homemade food, with midweek offers and a Sunday Roast.

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)	Coming soon
Last 12 Months Trading Volumes	Coming soon
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 + VAT

Who to contact

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