

SMITHS ARMS,

The Smiths Arms, Preston, UK



PUB FEATURES

The Smiths is situated in the small village of Lea Town, Preston. An attractive building with great access links to Preston city centre and the motorway. There is a central bar which is surrounded by various areas for drinking and dining, with further dining areas down the stairs to the right, including two booths. There is a fully equipped catering kitchen and open fires. Living accommodation consists of 3 bedrooms, lounge, kitchen and bathroom. At the rear there is a large car park and a well maintained beer garden to the right of the property.

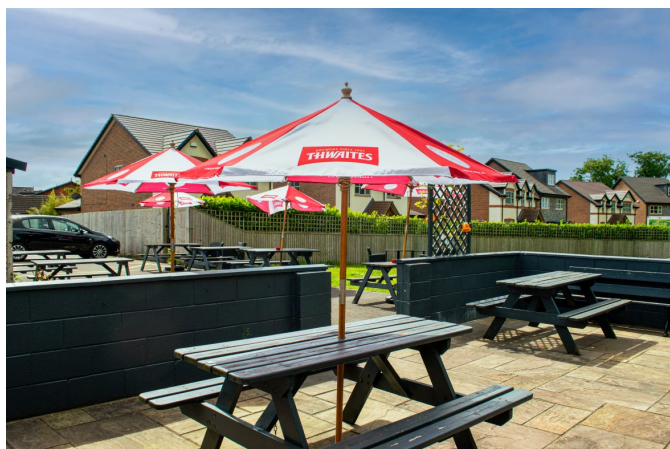
Guide Rent: ££15,600 per annum ex vat based on a full tie Exc VAT

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CALL US ON 07854 999 400

GALLERY



PUB KEY INFORMATION

Trading Style

Trade at the Smiths comes from the local villages and towns, it also benefits from passing trade. Offering a popular home cooked food menu. Various events are held throughout the year including live entertainment, food offers, family fun days and charity events. There is a quiz every other Tuesday and Bingo every other Wednesday.

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	£31,000
Guide Rent (exc. VAT)	£15,600 per annum ex vat based on a full tie
Last 12 Months Trading Volumes	131 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	£8,000
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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