

# SUMMIT INN ,

Summit Inn, Summit, Littleborough, UK



## SUMMIT INN ,

Summit Inn, Summit, Littleborough, UK

CALL US ON 07854 999 400

## PUB FEATURES

---

Located in the town of Littleborough on the banks of Rochdale canal, the Summit is a beautiful imposing building with attractive surroundings. Internally there is an open plan layout with spacious seating areas for both drinkers and diners, two log burners and a games area. Standards have been maintained throughout following investment in 2016. The pub has a fully equipped commercial catering kitchen. Externally there is a decked seating area which wraps around the side of the property and a beer garden at the rear which overlooks the canal and a car park. The private accommodation consists of 3 bedrooms, lounge, kitchen and bathroom.

**Thwaites will be carrying out a refurbishment to the trading area and living accommodation. This includes redecoration of the bar, new flooring in the snug, new carpets, redecoration to the ladies & gents toilets, poseur tables and works to the garden area. The living accommodation will have a new kitchen and bathroom installed.**

Guide Rent: ££30,000 per annum, based on a full tie (concessions in year 1) Exc VAT

# GALLERY

---



# PUB KEY INFORMATION

## Trading Style

The Summit is an established pub, which offers a good value home cooked food menu. Thwaites are seeking an operator who has experience of running a similar style community business with a food offer. Due to an ideal location on the canal, the property is busy all year round with walkers, cyclists, visitors and regular customers. Entertainment and seasonal events run throughout the year.

## 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	£23,500
Guide Rent (exc. VAT)	£30,000 (concessions year 1)
Last 12 Months Trading Volumes	130 beer & cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Coming soon
Security Bond	£5,000
Stock & Glassware Estimate	£4,000
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**

