

# SWAN HOTEL,

Swan Hotel, Tottington Road, Bury, United Kingdom



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**CALL US ON 07854 999 400**

## PUB FEATURES

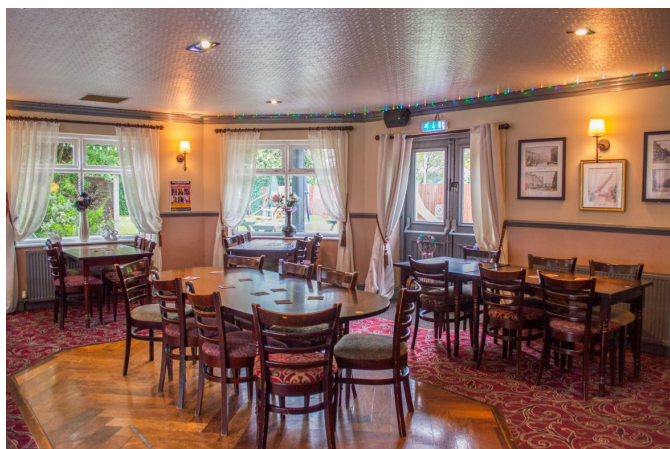
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Located just outside of the village of Tottington, the Swan is a large, stand alone building with excellent curb appeal. To the left of the central bar there is a corner snug area with a real fire, which is appealing to drinkers. To the rear of the property there is a games room containing a pool table and darts board. There is extensive seating looking out over the beer garden, which is used for dining. A good size fully equipped catering kitchen and storage/prep area allows a full menu to be offered daily. The living accommodation consists of 2 double bedrooms, 1 single bedroom, kitchen, lounge and bathroom. There is a smoking shelter located to the front of the property. At the rear there is a large beer garden including a children's play area and a car park runs alongside.

Guide Rent: ££12,000 per annum ex vat with a 6 month concession, based on a full tie (partial tie can be discussed) Exc VAT

## GALLERY



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# PUB KEY INFORMATION

## Trading Style

Trade at the Swan comes from the local villages and towns. As the pub is located on a main road it also benefits from passing trade. Entertainment is held every Saturday and there is a quiz every Wednesday. Live sports is shown and there is free pool. Food is served regularly and the pub holds various community 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)	£12,000 per annum ex vat with a 6 month concession, based on a full tie (partial tie can be discussed)
Last 12 Months Trading Volumes	194 beer and cider (36 gallon barrels)
Type of Agreement	1 or 5 year tenancy
Fixtures and Fittings Estimate	Approx £10,000
Security Bond	£5,000
Stock & Glassware Estimate	£4,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 + VAT

## Who to contact

**Rachel Shepherd**  
**07854 999 400**  
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