

WINTERBURN,

The Winterburn, Winterburn Lane, Halifax, UK



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CALL US ON 07854 999 400

PUB FEATURES



The Winterburn sits at the top of Winterburn Hill in Warley, Halifax. The pub benefits from breath taking views of the West Yorkshire countryside which customers can enjoy from inside and outside of the pub. There is a car park to the rear of the building and parking space at the front. The main entrance leads to a bar/lounge area with a variety of fixed, booth and high seating. There is a small bar which offers a variety of premium drinks and a range of cask ales. There is a cosy atmosphere, especially so with a log burner located between the two trading areas. The dining room is comfortable and attractive, it leads to an outside area which is utilised for drinking and dining. There is also a small seating space outside the front of the pub.

The living accommodation has two bedrooms, living room, bathroom and kitchen and a nice outside area.

Guide Rent: ££14,500 based on a full tie (partial tie rents can be discussed) Exc VAT

GALLERY



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PUB KEY INFORMATION

Trading Style

Customers from local surroundings visit the pub for drinks as well as dining. There are food offers such as Fish Fridays, Steak Nights, Doggy dinners and seasonal specials. There is a weekly Quiz and the pub has seen an increase in wet sales.

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)	£14,500 rent based on a full tie (partial tie rents can be discussed)
Last 12 Months Trading Volumes	97 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £20,000
Security Bond	£5,000
Stock & Glassware Estimate	£5,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP

Who to contact

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