



# BLACK DOG,

Union Road, Oswaldtwistle, Accrington BB5 3NW, UK



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CALL US ON 07854 999 400

## PUB FEATURES

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The Black Dog benefits from a main street location in Oswaldtwistle, a small community of Lancashire.

The pub underwent an investment in 2018 when it was redecorated throughout and it r large central bar has seating to the front and a comfortable lounge are with open fire to the right. To the left of the bar there is a smart games / pool room. Behind the bar there is a small catering kitchen which could produce a small food offer.

There is outside seating to the front of the pub popular in the warmer weather and the space has been used for events and seasonal events. The car park at the rear of the pub is currently being used as additional outside seating space, there is also a bike rack for customers to secure their bikes.

£16,079. Concession is 3 months nil and 3 months 50%

Guide Rent: ££16,079. Concession is 3 months nil and 3 months 50% Exc VAT





## GALLERY

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## PUB KEY INFORMATION

### Trading Style

Trade is mainly from the local area. The pub has hosted many events to involve the local community. Quiz nights and 'play your cards right' have been very popular. The pub is well set out for all types of entertainment. Dating nights and art and craft sessions have included different types of customers. Live music has also proved to attract customers from a wider demographic. This business requires events and activity to make it stand out from the local competition.

### 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)	£16,079. Concession is 3 months nil and 3 months 50%
Last 12 Months Trading Volumes	TBC
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	TBC
Security Bond	£5000
Stock & Glassware Estimate	TBC
Valuation Fees Estimate	TBC
TULIP Induction Course	3 day tulip course £399

### Who to contact

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