

Pubs For Sale



Two extremely desirable leasehold inns have just been reduced in price by Leading National Licensed Property Agent Guy Simmonds :-



The Carriers Inn, Hatchmere, Cheshire

This delightful inn is situated on the shore of Hatchmere Lake on the outskirts of the lovely rural village of Norley. This is an idyllic and affluent location in Delamere Forest in the heart of the beautiful unspoilt county of Cheshire, providing a superb lifestyle yet within easy reach of the old Roman City of Chester and many adjacent desirable villages with a high disposable income. Delamere Forest attracts a huge number of visitors annually with its fantastic countryside, summer concerts and award-winning outdoor adventure activity centre Go-Ape!

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The 17th Century award-winning lakeside village inn is situated on the edge of Delamere Forest in beautiful Cheshire and briefly comprises of: Bar/Lounge Area (circa 26 + standing) with Bar Served; Upper Dining Area (circa 30 covers) with real fire; Lower Dining Area/Sun Room (circa 44 covers) also used for private functions, with lovely views; 3 bed owners' accommodation; Car park (circa 45); Veranda Area (circa 6 covers); Lovely large Beer Garden (circa 70) overlooking Hatchmere Lake.



The inn has won many awards including "Marston's CAPEX pub of the year" and "Marston's Best Pub Restaurant". This charming inn is a thriving business attracting both locals and tourists.

Price: £84,950 Leasehold
Rent: £48,000 per annum
Turnover: Circa £795,422 (incl.) year end May 2014
Trade split: 30% wet; 70% food
Landlord: Marston's

For more details, please click on the link below:

<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7711>

Also reduced is the:



The New Bulls Head

**9 Bull St, Stratford Upon Avon,
Warwickshire**

This fantastically located and beautifully presented Inn & Restaurant with a Shop attached is situated in the 'Old Town' of Stratford Upon Avon, Warwickshire. Stratford is a beautiful medieval town in Warwickshire, sitting on the banks of the River Avon. The town attracts approx. 5 million tourists

every year due to its status of being the birthplace of William Shakespeare along with its historic buildings and lovely riverside activities.

This busy business is made up of a Lounge Bar/Dining Area (circa 50), Public Bar (circa 50), Courtyard garden (circa 50), Shop, Commercial Catering Kitchen and spacious 2 Bed Living Accommodation.



<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7694>

Asking Price £62,500.

Enterprise Inns' renewable lease.

Turnover for year ending December 2014 is circa £320,000 (inc vat).

Trade split of 55% wet, 30% dry & 15% shop.

Rent £35,000

Sales Agent – Guy Simmonds 01332 865112.

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