

MALT SHOVEL,

The Malt Shovel, Main Street, Barkby, Leicester, UK



PUB FEATURES

Situated in Barkby, a village just outside Leicester, the Malt Shovel is an attractive building located in the heart of the community. Internally there is a central bar which is surrounded by various seating areas, including booths. To the rear there is a beautiful outside space for both drinking and dining and a large car park to side of the property.

Guide Rent: ££45,000 per annum based on a full tie Exc VAT

MALT SHOVEL,

The Malt Shovel, Main Street, Barkby, Leicester, UK

CALL US ON 07854 999 400

GALLERY



MALT SHOVEL,

The Malt Shovel, Main Street, Barkby, Leicester, UK

CALL US ON 07854 999 400

PUB KEY INFORMATION

Trading Style

The Malt Shovel is a family friendly pub, which welcomes guests of all ages and is also dog friendly. A real hub of the community, the pub offers a home cooked menu, which is sourced locally. There is regular live entertainment and live sports, along with karaoke and a quiz night.

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	£84,000
Guide Rent (exc. VAT)	£45,000 per annum based on a full tie
Last 12 Months Trading Volumes	coming soon
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Approx £42,000
Security Bond	£5,000
Stock & Glassware Estimate	Approx £5,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP + VAT

Who to contact

Rachel Shepherd
07854 999 400
 Recruitment Consultant
rachelshpherd@thwaites.co.uk

