



THE TAVERN

26 -28 Church Street, Great Harwood, Blackburn BB6 7NF

The Tavern is a one bar operation with the internal trading area split on two levels. The top level hosts pool table & large TV, whilst the lower level has several large TV's & gaming machines. This is a wet only pub with a huge focus on sport with activity surrounding sporting events & occasional entertainment. Externally there is a well presented beer garden to the rear. There is no car park at the pub, however there is car parking across the road. This pub is a well-established wet led business in the heart of Great Harwood. Capital investment has been recently completed and the pub has been fully refurbished throughout.

Trading area and facilities -

Refurbishment planned:	N	No. of bars:	1
Dining room:	NA	No. of food covers:	NA
Catering kitchen:	NA	Customer carpark:	N
Beer garden/patio:	Y	Function room:	N
Live sports:	Y	Pub games:	Y
No. of letting rooms:	0		

Private accommodation -

No. of double bedrooms:	3	No. of single bedrooms:	0
No. of reception rooms:	1	No. of private bathrooms:	1
Private kitchen:	Y	Office:	Y

The financials -

Estimated weekly sales:	£5,500	Sales mix:	100% Wet Only
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Retailer fee:	20%	Security deposit:	£5,000
Legal fees:	£360	Working capital required:	£0
Total ingoing costs:	£5360		

