



## HARE & HOUNDS, GRANGE OVER SANDS

### GRANGE-OVER-SANDS, LA11 6NN

**AGREEMENT TYPE:**  
**TENANCY**

**YOUR INVESTMENT:**  
**£25,000**

**CALL 01244 321 171 FOR MORE DETAILS**

## DESCRIPTION

The Hare & Hounds is an absolute gem of a pub, located in the popular town of Grange-over-Sands which is civil parish located on the north side of Morecambe Bay in Cumbria. Grange is a pretty and popular resort with an Edwardian flavour and a mild climate. It is on the shores of Morecambe Bay, and from the 13th Century until the 1850's, the major route from Lancaster was across the sands. In 1887, the coming of the Furness Railway encouraged the growth of Grange from a small hamlet to the town we see today. Travelling by road, Grange Over Sands is ideally located 13.1 miles to the south of Kendal, 25 miles to the east of Barrow-in-Furness and 28.1 miles to the west of Lancaster. Grange-over-Sands is accessible by car via the A590 road, which runs through the town and is serviced by regular train and bus timetables.

### Pub Layout

On entering this charming pub, to the left you are welcomed with a comfy snug with cosy fixtures and fittings, complete with an open fire place which is exceptionally popular on the cooler days and this area is serviced by the delightful bar slightly to the right. To the right of the pub you will find the dining areas which are split into four sections which could easily accommodate a large number of diners at a time. Directly in front of you when entering the pub is access to the wonderful letting rooms located on the first floor. Outside the pub, the beer garden embraces the building in a horseshoe manner, with picnic benches to the front and side and a dramatic garden to the rear with phenomenal and uninterrupted views of the surrounding countryside.

## TRADING STYLE

The Hare & Hounds is the definition of a Country Inn, with it's exceptional location, beautiful letting rooms, traditional drinking area and fantastic food offer. The trade here is currently a 70/30 split towards the food side of the business. The beautiful letting rooms provide an additional income adding to the pubs popularity, not just with locals who support it all year round, but also with hikers and holiday makers in the warmer months.

## ACCOMMODATION

### Private Accommodation

There is no private accommodation at this pub.

### Trade Accommodation

Located on the first floor of the pub and accessed through the main entrance are the beautiful letting rooms. There are five double rooms in total, all with en suite bathrooms, decorated to an exceptional standard.

## FINANCIAL

**Annual Rent:** £35,000

**Security Deposit:** £10,000

**Working Capital:** £10,000

**Stock:** £5,000

**Fixtures and Fittings:** To be confirmed upon valuation – funding options available for the right licensee.

**Tie:** All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

**Training:** £325 plus VAT

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**

## BDM VISION

I am looking for an experienced licensee with experience and knowledge of running a multi faceted business. This individual or couple must be willing to embed themselves within the community and support locals, as well as championing marketing and social media to attract tourists. This is a rare opportunity for someone to take on a pub with this level of untouched revenue and must be able to produce a