



HORSESHOE, ORMSKIRK

ORMSKIRK, L39 3AP

AGREEMENT TYPE:
TENANCY

YOUR INVESTMENT:
£8,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Horseshoe is situated on the edge of Ormskirk Town Centre near to the Civic Hall and the Parish Church. The area is teeming with shops, restaurants and local businesses and is greatly supported by the thriving student population from nearby Edge Hill University and locals who live nearby.

Pub Layout

The pub has a single bar which is located in the heart of the pub servicing all areas. The pub is split in to four separate trading areas all with high ceilings and some traditional features, offering a variety of different styles from a cosy snug with an open fire, to a section with televisions predominantly for sports. Additionally, to the rear you will find a large hard landscaped patio area with a number of benches and a smoking solution.

TRADING STYLE

Currently the pub serves both locals and students from Edge Hill University. It does not have a food offer, but there is potential to provide snacks etc. There is also a potential to drive sales with televised sports and local team sports such as darts and pool, introduce cask ales and host live music.

ACCOMMODATION

Private Accommodation

Located on the first floor with both access through the pub and externally through a separate entrance. This is a good sized private living accommodation with two large bedrooms, kitchen, lounge and separate bathroom/toilet.

FINANCIAL

Annual Rent: £18,500 (Rent steps available)

Security Deposit: £5,000

Working Capital: £1,000

Stock: £2,000

Fixtures and Fittings: 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 a driven and entrepreneurial licensee who has the ability to connect with both the locals and the burgeoning student population of Ormskirk. There is a huge opportunity to introduce snacks, sports and increase the number of drinks offers to drive this popular community pub to be the best in the area.