

BUSINESS FINANCE

BUSINESS ADVICE



# CLUGSTON

Licensed Property Ltd

BUSINESS VALUATIONS

CORPORATE ACQUISITIONS

## BRADFORD, WEST YORKSHIRE



- Oldest Freehouse in Bradford
- 2 trading bar areas
- Approx 300 beer barrels per annum
- All wet sales
- 4 bed owners accommodation

**£420,000 FREEHOLD**

Ref - CLP 287

## BRAMPTON, CHESTERFIELD



- Well presented roadside free house
- Superb private tied lease available
- Turnover virtually all wet sales
- Weekly turnover in excess of £8,000
- 8 en-suite letting bedrooms

**£100,000 LEASEHOLD**

Ref - CLP 224

## YEovil, SOMeSET



- Town circuit bar
- 2 main trading bar areas
- 3 flats above the bar
- Function room capacity approx 200
- Currently trades only 3 nights

**£165,000 TIED LEASEHOLD**

Ref - CLP 292

## MANSFIELD, NOTTINGHAMSHIRE



- Main road location near Centre Parcs
- Good reputation for serving excellent food
- Weekly turnover of approx £11k
- 3 bed owners accomm plus office
- Function room/beer garden/parking

**£175,000 TIED LEASEHOLD**

Ref - CLP 284

## TATTERSHALL, LINCOLNSHIRE VILLAGE



- 2 x trading bar areas
- 3 en-suite letting rooms
- Excellent opportunity to develop food and more letting accom
- Outdoor smoking area

**£25,000 LEASEHOLD**

Ref - CLP 243

## DUSTON, NORTHAMPTONSHIRE



- Weekly turnover of approx £8,000
- 3 bedroom owners accommodation
- Beer garden, ample car parking
- Community pub with pool & darts teams
- Potential to increase food trade further

**£75,000 TIED LEASEHOLD**

Ref - CLP 272

## LICHFIELD, STAFFORDSHIRE



- Popular community public house
- 4 bedroom owners accommodation
- Attractive garden and car parking
- Weekly turnover approx £5-6,000
- Opportunity to develop food trade

**£35,000 TIED LEASEHOLD**

Ref - CLP 274

## DRONFIELD, DERBYSHIRE



- Popular main road location
- Recently refurbished to high standard
- 2 trading bar areas/function room
- 3 bed owners accommodation
- 40 cover restaurant / beer garden

**£60,000 TIED LEASEHOLD**

Ref - CLP 302

## WIGAN, LANCASHIRE



- Main road locals community pub
- Turnover from virtually all wet sales and AWP
- Weekly turnover of approx £3,000
- Fantastic first time buyers pub
- 2 bedroom owners accommodation

**£5,000 TIED LEASEHOLD**

Ref - CLP 273

## WORKSOP, NOTTINGHAMSHIRE

### CONFIDENTIAL SALE

- Town centre hotel & circuit bar
- 70 cover restaurant
- Beer garden, patio and parking
- 13 letting bedrooms
- 1 bed Manager's flat

**£575,000 TIED FREEHOLD**

Ref - CLP 286

## HORNCASTLE, LINCOLNSHIRE

### CONFIDENTIAL SALE

- Popular main road village location
- Main trading bar area plus games room
- 40 cover restaurant / conservatory
- Beer garden, smoking shelter, parking
- Weekly sales of approx £3,500

**£425,000 FREEHOLD**

Ref - CLP 297