

# Pub For Sale



A Leasehold Inn has been brought to the market by Leading National Licensed Property Agent Guy Simmonds :



## **The New Bulls Head**

9 Bull St, Stratford Upon Avon, Warwickshire

This fantastically located and beautifully presented Inn & Restaurant with a Shop attached is situated in the 'Old Town' of Stratford Upon Avon, Warwickshire. Stratford is a beautiful medieval town in Warwickshire, sitting on the banks of the River Avon. The town attracts approx. 5 million tourists

every year due to its status of being the birthplace of William Shakespeare along with its historic buildings and lovely riverside activities.

This busy business is made up of a Lounge Bar/Dining Area (circa 50), Public Bar (circa 50), Courtyard garden (circa 50), Shop, Commercial Catering Kitchen and spacious 2 Bed Living Accommodation.



<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7694>

Asking Price £75,000.

Enterprise Inns' renewable lease.

Turnover for year ending December 2014 is circa £320,000 (inc vat).

Trade split of 55% wet, 30% dry & 15% shop.

Rent £35,000

Sales Agent - Guy Simmonds 01332 865112.

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