

# THE CROWN & SHUTTLE

Rochdale The Crown and Shuttle, 170 Rochdale Rd, Firgrove, Rochdale, OL16 3BU

Rent guide      Potential turnover  
**£8,000** + VAT      **£230,000**  
per annum

5 parking spaces    Catering / restaurant    Living quarters



## GUIDELINE INGOING COSTS

Bond	£5,000
Fixtures Service Charge †	£1,700
Stock and Glassware	£3,000
Valuers and advisors fees	£0
Total ingoing fees    ††	£9,700

“ A great classic community pub ”

- † Service charge is 20% of total fixtures and fittings value
- †† If you don't have all the funding available immediately, talk to us

The Crown and Shuttle is a great community local which is well surrounded and supported by many of the locals living in the area. The pub is situated on the busy Rochdale Road with excellent access to main motorways and within easy reach to the busy towns of Milnrow and Rochdale.

The ideal operator for The Crown and Shuttle will have proven experience, be able to engage within the local community and maintain the pub's warm and friendly atmosphere will be key, and providing plenty of weekly activities and events to keep the pub the beating heart of the community.

#### Trading facilities:

The Crown and Shuttle has many cosy areas suitable to drink, eat or host a private party. There is a well designed bar/serverly with many cosy drinking areas with log fires and comfy seating.

There is a comprehensive equipped catering kitchen ideal to introduce a simple food menu and cater for functions or private parties. There is large external alfresco drinking and dining area at the back of the pub.

#### **Private Living Accommodation – Description:**

Two Bedrooms, Living room Kitchen & bathroom

## BARRELAGE

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2018/19	159	64	123	55	31	164
2019/20	135	253	237	76	1054	144
2020/21	46	83	86	12	90	48
2021/22	168	455	224	94	847	178
2022/23	171	330	155	90	1800	185

