

# THE SHIP INN

Haskayne 6 Rosemary Lane, Down Holland, Ormskirk, L39 7JP

Rent guide                      Potential turnover  
**£34,000** + VAT              **£618,000**  
per annum

30 parking spaces   Catering / restaurant   Living quarters



## GUIDELINE INGOING COSTS

Bond	£5,000
Fixtures Service Charge †	£6,247
Stock and Glassware	£3,000
Valuers and advisors fees	£0
Total ingoing fees    ††	£14,247



† Service charge is 20% of total fixtures and fittings value

†† If you don't have all the funding available immediately, talk to us

### Business Opportunities

The Ship Inn is a local's pub as well as a known destination pub for dining & drinking. There are plenty of opportunities to build on the current food offering as well as the live entertainment, quizzes, and a weekly planned diary of events. Summer the pub is transformed due to the beautiful Beer Garden alongside the canal with its outside bar it brings tourists, visitors from far & wide. This is a great opportunity to continue and build on the current trade bringing your own stamp on this fantastic pub.

### Trading facilities:

The Ship Inn is of a good standard and is well supported from locals in the surrounding area as well as destination location for dining.

The trading area consists of a large bar, snug drinking area, large dining area with area large enough to facilitate functions. There is an outside fully functional bar within the extensive beer garden, pergola ideal for summer outside entertainment.

### Private Living Accommodation - Description:

The private accommodation has a large kitchen, lounge, 3 bedrooms, bathroom and office.

## BARRELAGE

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2018/19	181	2189	3192	193	10929	
2019/20	160	1371	2842	162	9020	
2020/21	55	552	977	69	3147	
2021/22	124	1810	2127	181	8581	
2022/23	128	1611	1928	158	6842	

