

THE HARK TO DANDLER

Bury 186 Walmersley Old Road, Bury BL9 6SA

Rent guide Potential turnover
£6,500 + VAT **£400,000**
per annum

10 parking spaces Catering / restaurant Living quarters



GUIDELINE INGOING COSTS

Bond	£5,000
Fixtures Service Charge †	£2,550
Stock and Glassware	£3,000
Valuers and advisors fees	£0
Total ingoing fees ††	£10,550

“ ”

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

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

The Hark to Dandler is a great community local which is well surrounded and supported by many of the locals living in the area. The ideal operator for The Hark will have proven experience, be able to engage within the local community and maintain the pub's warm and friendly atmosphere providing plenty of weekly activities and events to keep the pub the beating heart of the community.

Trading facilities:

The Hark is a large one roomed operation, with a large main bar serving a large communal dining/bar lounge with seating for up to 60 covers- ideal for dining or enjoying a perfect pint next to the open fire. There is a separate pool and darts area leading onto the enclosed beer garden.

There is a comprehensive equipped catering kitchen ideal to introduce a food menu and be able to cater for functions or private parties.

Private Living Accommodation:

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	267	1039	1034	398	6167	320
2019/20	251	1282	1261	400	6207	306
2020/21	77	310	379	117	1199	89
2021/22	284	1626	1739	423	5743	342
2022/23	236	1715	1804	318	4607	288

