
# The Plough

*2 Broadfield, Oswaldtwistle*
*Accrington*
*BB5 3RY*

*Freehold: £395,000*

Ref: 5652082

## KEY HIGHLIGHTS

- Freehold pub with food
- Restaurant & bar with a restaurant upstairs
- Won best restaurant in Lancashire
- Live music on some Saturdays during the year
- Turnover YE 2024: £341,000 - Profits: £50,000
- Village location. Energy Rating B

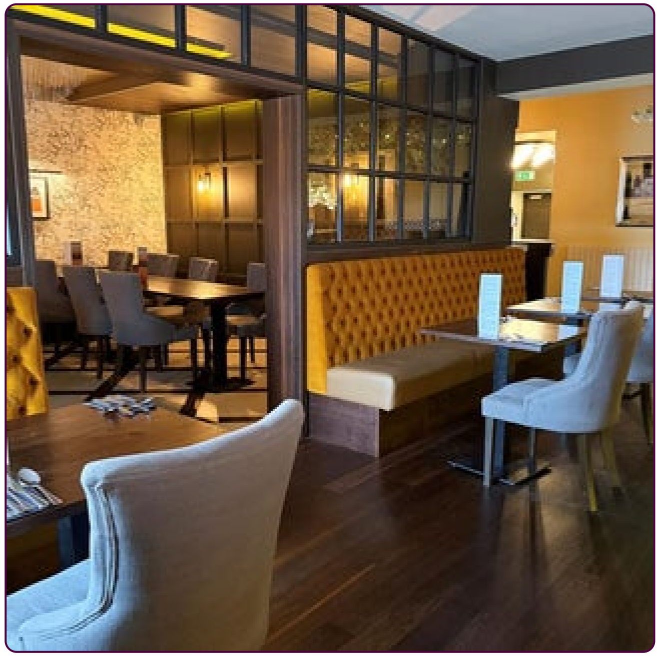

## DESCRIPTION

Sitting on a large plot the detached pub has been well maintained and updated by the current owners with a restaurant and bar downstairs, restaurant seating upstairs with private dining area able to seat up to 20 people at a time

## LOCATION

Situated just outside the popular village of Oswaldtwistle with easy access to Blackburn (3 miles) and the M65. Approximately 25 miles from Manchester with good motorway links.

The pub has a number of residents nearby providing steady local trade.



## INTERNAL DETAILS

Open plan bar area with raised mezzanine used for further seating or live bands, large stair case leading to restaurant area with fitted booths.

Private dining for up to 20 people.

Total covers 86 dining and a further 8 in the bar area.

## EXTERNAL DETAILS

Outdoor seating area (30 covers)
Car Park (20 spaces)

## THE OPPORTUNITY

The Plough has a loyal client-base who maintain steady trade along with guests coming as a destination dining area for the restaurant.

Due to family commitments the premises is running on limited opening hours providing a great opportunity to extend these for a new owner.

## TRADING INFORMATION

Turnover for the year ending 2024 - £341,529
Adjusted Net Profit - circa £49,267

## TRADING HOURS

Monday - Wednesday - Closed
Thursday & Friday - 5-11pm
Saturday - 12pm-12am
Sunday - 12pm-11pm

## BUSINESS RATES

The Rateable Value is £20,000 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

## FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

## REGULATORY

Premises Licence


The
PLOUGH


Cellar
Cellar
Toilet
Toilet
Potwash
Dining Area
Kitchen
Ground Floor
Dining
Office
Toilet
Store
Dining Area
1st Floor

## DEBT & INSURANCE ADVISORY

### FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

### INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

### CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:


**JAMES DODD**

Business Agent - Pubs and Restaurants

T: +44 7561 114 985

E: james.dodd@christie.com


CHRISTIE & CO