

# The Junction Inn

The Junction Inn, 2 Rochdale Rd, Oldham, OL3 5SE

Rent Guide  
**£20,000** + VAT  
 Per annum

Potential Turnover  
**£500,000**

Great Views

Destination Dining

Established Business



## Guideline Ingoing Costs

Bond	£5,000
Service Charge †	£2550
Stock and glassware	£5000
<b>Total Ingoing fees ††</b>	<b>£15,550</b>

† Includes £10,000 MSC, £2,500 Cooling and £2,500 safekeeping

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



## Overview

The Junction Inn offers an exciting opportunity to take on a well-established, character-filled country pub in a stunning moorland setting. The Junction Inn represents a fantastic opportunity for an experienced operator looking to develop a successful hospitality business in an attractive rural location.

## Trading Facilities

The property features a warm and welcoming main bar with exposed beams, open fires, and comfortable seating, creating an inviting atmosphere for locals, walkers, and visitors alike. A spacious dining area provides ample room for both casual and destination dining, while the pub's elevated position offers far-reaching views across the surrounding countryside.

Outside, a generous beer garden and seating area provide an ideal spot for alfresco dining and events during the warmer months.

## Private Accommodation

The Junction Inn also benefits from a large well-equipped trade kitchen. There is 3 bedroomed private accommodation, with a large lounge, kitchen/diner and office.

## Barrelage

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2020 / 21	49	191	1,149	50	1,381	66
2021 / 22	115	645	2,845	87	4,740	165
2022 / 23	110	718	2,678	81	5,004	162
2023 / 24	109	586	2,616	78	4,528	157
2024 / 25	110	659	2,570	46	3,422	151