



# The Ship Inn

6 Rosemary Ln, Haskayne, Ormskirk L39 7JP

**Rent - £28,000 per annum**

**Potential Turnover - £576,075**



## **Highlights**

- Established food led operation focused on quality food and warm hospitality
- Fantastic beer garden with outstanding outdoor trading potential
- Canal Side location
- Recently refurbished internally

## Overview

The Ship Inn is a well-established destination pub and a valued hub for the local community, attracting regular daily trade for both food and drink. Positioned on the edge of the canal, the property benefits from a particularly attractive and spacious beer garden, offering a unique and appealing setting.

The pub successfully operates as both a community local and a recognised dining destination. There is significant scope to further develop the existing food offering, alongside a well-supported programme of live entertainment, quizzes, and regular weekly events. During the summer months, the business experiences a notable uplift, driven by the canal-side beer garden and fully operational outdoor bar, drawing visitors and tourists from further afield.

This represents an excellent opportunity for an operator to build upon an already strong trading foundation while introducing their own vision and style to a thriving business.

The Ship Inn is presented to a good standard and enjoys consistent support from the surrounding residential area, as well as a strong reputation as a destination venue for dining.

The internal trading areas include a large main bar, a snug drinking area, and a spacious dining section, which can also accommodate private functions. Externally, the extensive beer garden features a fully equipped outdoor bar and a pergola, making it particularly well-suited for summer events and entertainment.

## Accommodation

Comfortable and well-presented private accommodation is located on-site, comprising a kitchen, bathroom, living room, office, and three bedrooms — ideal for an operator or family looking to live and work on the premises.

## Costs

Bond - £5,000

Service charge - £161 per week

Stock and glassware - £8,000

## Barrelage

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite Barrels
2020 / 21	55	552	977	69	3,147	84
2021 / 22	124	1,810	2,127	181	8,581	201
2022 / 23	128	1,611	1,928	158	6,842	193
2023 / 24	162	2,096	1,989	158	6,714	229
2024 / 25	84	587	912	75	2,097	106
<b>Average</b>	<b>111</b>	<b>1,331</b>	<b>1,587</b>	<b>128</b>	<b>5,476</b>	<b>163</b>