

# Bull's Head

115 London Rd N, Poynton, Stockport, SK12 1AG

Potential Turnover

**£338,000**

Expected Earnings

**£70,980** (baseline – great potential to boost much further)

Retail Operator

Community Wet  
Led Pub

Beer garden

Living Accommodation



## Guideline Ingoing Costs

|                     |        |
|---------------------|--------|
| Bond                | £5,000 |
| Service Charge      | £0     |
| Stock and glassware | £0     |
| Total Ingoing fees  | £5,000 |

## Overview

Join us and be the one to re-open this superb 19th Century pub on the edge of Poynton. Closed for the last 3 years, JW Lees will shortly be completing a major refurbishment that will return the Bulls Head to its former glory. The pub is located in a residential area, and just ¼ mile from bustling Poynton town centre.

This is an excellent opportunity for experienced pub professionals to run their own pub with the support of a 7<sup>th</sup> generation family brewery and pub company.

Rent-free accommodation

Full utilities paid: gas, electric & water (for the entire building including the accommodation)

Cost of Sky & TNT Sports included

Entertainment budget support

Business rates covered

## Trading Facilities

Wet-only operation

The pub has two main areas which are all served by one bar. The main lounge as well as a cosy snug room to the side.

Throughout the pub there are top quality television and speaker facilities.

There's also an expansive beer garden to the side of the building, and a carpark to the rear with space for 10 cars.

## Private Accommodation

The private accommodation is made up of two bedrooms, a lounge living room, a bathroom and a kitchen, ideal for a family.