



ASHBY TAVERN, HINCKLEY HINCKLEY, LE10 1SL

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Ashby Tavern underwent significant investment back in early 2024 and is in fantastic condition throughout the pub is a great example of a proper premium community local. The pub is situated on the main Ashby Road a mile from the nearby town of Hinkley. As its proximity to Hinkley suggests it is in a densely populated area surrounded by housing and the population within a one mile radius is 24,000. The local area shows a mix of private and rented housing with most people within the comfortable community's demographic category which is great for the pubs community offer and values.

Pub Layout

The pub has been thoughtfully transformed with a blend of modern and classic design elements, creating a welcoming and versatile space for all to relax and enjoy. The subtly zoned trading area keeps the cosy feel with both wooden and carpeted areas. A mix of modern loose seating and fixed seating carefully balances between flexibility and stability in the seating arrangements. The pub is bright and inviting and creates a welcome space for all to enjoy.

The beer garden is not just an outdoor seating area; it is a carefully designed space that aims to provide a pleasant and versatile experience for customers to enjoy all year round. The beer garden is a standout feature of the pub and is a great space for community events; it is vast and can easily host 200 people doubling the square footage of space for the customer. There is an enclosed space for those winter months which is covered and has high posers tables & chairs and complete with its very own Instagram wall!

TRADING STYLE

The Ashby Tavern needs to be the go-to community pub in the area. The product range will be premium with cask, craft and keg featuring in the line up along side a fun and vibrant cocktail menu and a great wine menu with up to 20 wines. The offering is carefully balanced between affordable pricing and the product range catering for the wider customer base. The coffee menu is a great addition for people wishing to relax in the pub during the day time with friends. Continually evolving and staying connected with your community is vital through organising charity events and fundraisers; it is important to ensure the Ashby Tavern can truly become the go-to spot in the area. The pub benefits from both TNT and Sky and the operator will need to ensure they are maximising all sporting events. Live music catering for all has been popular previously and a new operator may explore this further with solo acts & acoustic evenings.

ACCOMMODATION

Private Accommodation

The private accommodation consists of three bedrooms, large family bathroom, sitting room and kitchen diner. All of which is in good condition throughout after benefiting from investment; it makes a perfect sanctuary for a young family or couple.



Community
Local



Cask Ale



Live Music



Car Park



Beer Garden

FINANCIAL

Security deposit: £2,000

No rent applicable on this agreement

This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters.

All new operators have comprehensive free training as part of their agreement.

- **7 Steps to Sales Success Training Programme.** Held online over two days, you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
- **E-Learning Training for you and your staff.** Featuring more than 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal Development and Wellbeing.

BDM VISION

Nicky Alsop the Business Development Manager is looking for someone with that spark and zest for all things pub, an experienced individual or couple who genuinely love the pub atmosphere, enjoy engaging with customers, and deliver top notch service! A commitment to maintaining high retail standards is crucial for creating a positive and inviting environment. You must have the skills to drive the business forward and have a strong and diverse rhythm of the week, whilst keeping the community close to all that you do.



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