



BAR 29, RUGBY

RUGBY, CV21 3BX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Prominently located in the town centre of Rugby, just off the market square, Bar 29 is an attractive community pub that attracts high footfall. The town centre is lively throughout the day with shoppers and hosts an array of nightlife in the evenings and weekends. Rugby is conveniently located near major roadways, including the M1 and M6 motorways, facilitating easy access by car to cities like Birmingham, Coventry, and Leicester. As well as this, Rugby boasts a major railway station, providing regular services to destinations including London, Birmingham, Coventry, and beyond.

Pub Layout

On entrance there is a long well equipped bar to the right hand side servicing an open-plan room with the comfort of loose seating throughout. There is also a raised area at the front of the trading room which hosts live entertainment such as bands, karaoke and DJ's. The pub has multiple television screens for a live televised offer which should include offering Sky Sports / BT Sports to attract further custom. The toilets are located towards the rear of the building and in good order. The new tenant may wish to gain a pavement licence.

TRADING STYLE

Bar 29 is Rugby's premier live music venue and has recently been refurbished to a very high standard. There is a fantastic range of draught lagers, bitters, ciders with a large selection of cocktails and also benefits from a late 2am licence. It is drinks focused operation of which the retail offer could be expanded with a sports offer, being beneficial to increase day trade and weekends prior to entertainment. The five letting rooms provide a multiple revenue stream.

ACCOMMODATION

Private Accommodation

The accommodation is spread over two floors, currently it has a one bedroom studio with kitchen and lounge situated on the first floor. However there is scope to either extend this private accommodation or create letting rooms with the additional five rooms however this would require some works and compliance.

FINANCIAL

Annual Rent: £21,000 (Starting rent of £200 (net) per week available)

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,500

Stock: £2,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Bar 29 is a town centre pub with high footfall, meaning that it should trade throughout the day as well as evenings and weekends. The pub is well known as a music venue within the town and the incoming licensee would need a clear rhythm of the week as well as imagination to attract customers to the venue, amidst the competition in the town centre. Marketing is important in this venue as well as high standard of customer service and an experienced licensee that is accustomed to working in a busy and high demand setting.



Sports Driven



Community
Local



Cask Ale



Live Music



Letting Rooms