

BECHERS BROOK, DONCASTER DONCASTER DN4 6HL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Bechers Brook is a popular community pub in the village of Cantley, approximately 3 miles from Doncaster city centre. The pub is ideally located in the centre of a large residential area, and stands on a corner plot alongside the playing fields of Cantley Park. The population tops 13,000 people across all age ranges within one mile of the pub. The city of Doncaster is increasingly popular with an abundance of shops, Frenchgate shopping centre, leisure centre, retail parks and large train and bus station.

Pub Layout

The pub is a traditional two-room layout with a tap-room bar area and lounge which is also used for private functions, both rooms accessed through the main front entrance lobby. The main room is located to the front of the building benefiting from an open fire, pool table and darts board, along with a mix of fixed and loose seating. The lounge area to the rear side of the building and overlooking Cantley Park also has a mix of fixed and loose seating. Both rooms share one set of toilets located near the main entrance to the building. Outside to the front of the pub is the large patio area with potential investment opportunity, and currently has several large wooden picnic benches. Alongside the patio area is a large carpark with space for 12+ cars, and which could be utilised for special events. Several small outbuildings for storage are located to the rear of the building.

TRADING STYLE

The pub currently runs as wet led only, with an opportunity for someone to introduce potential back bar food snacks. The local community provides a strong established day-to-day trade, with the opportunity to grow the business further with the introduction of entertainment, live sports and community based events throughout the week. The layout of the pub and location to the playing fields would support the introduction of pub sports teams, and the rear room can be utilised as a private function room to provide additional revenue to the business.

ACCOMODATION

The private accommodation is located on the first floor, is in good order and of a comfortable size, and comprises of three large bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Annual Rent: £23,500 – stepped rent available

Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £3,000

Stock: £3,500

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



Sports Driven



Community
Local



3+ Private
Bedrooms



Function Room



Sports Teams



Car Park



Beer Garden

BDM VISION

This is a great opportunity for a hands on experienced all-round licensee, comfortable in offering a real community entertainment led offer to attract local residents. I am looking to work with an individual/couple with local knowledge who are willing to embed themselves into the community and who can put their own ideas into the business to deliver outstanding results. You must be competent and confident in marketing outside the pub, along with utilising the many social media platforms to attract customers from outside the area.



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