



BLACK HORSE, PRINCESS RISBOROUGH

PRINCESS RISBOROUGH, HP27 0QU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Black Horse pub located in the beautiful picturesque village of Lacey Green in the Wycombe district, near Princess Risborough in Buckinghamshire. The pub is predominantly positioned on the main road through Lacey Green creating an abundance of passing trade. This affluent village is made up of residential houses and businesses including local amenities such as primary schools, a church and a recreation sports centre.

Pub Layout

This delightful pub has received a recent full redecoration to a high standard. It is served by a cosy bar at the front, with a larger seated area further back which has more emphasis on dining, all decorated with traditional timber beams and a mixture of loose seating and tables all in excellent condition. In the bar area live sports is televised with a darts oche, dominoes and crib tables used. Externally, at the rear of the pub there is a large patio beer garden with marquee, great for hosting events and al fresco dining with a children's play area and pet corner. To the front of the pub there is a further hard landscaped area housing a number of picnic benches. The Black Horse also has the benefit of a large car park accommodating approximately twenty vehicles.

TRADING STYLE

The Black Horse trades as a traditional village community local with a mixed retail offer which also attracts residents from neighbouring villages. Renowned for its excellent home-cooked meals, including beloved Sunday lunches, the pub also boasts a rotating selection of ales and an extensive range of drinks. This family-friendly establishment features a dedicated children's play area and warmly welcomes dogs. Traditional pub games and community events are a staple, fostering strong local engagement. After years of dedicated stewardship, the current licensee is retiring, leaving behind a thriving business with a loyal customer base. The new licensee will have the opportunity to uphold and build upon the esteemed reputation of the Black Horse.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor and consists of three bedrooms, small office/additional bedroom, lounge, kitchen and family bathroom.

FINANCIAL

Annual Rent: £22,000

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

Working Capital: £4,000

Stock: £3,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

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, a 50/50 split of the cost of the tied drinks is offered.



Community
Local



Food
Preparation
Area



3+ Private
Bedrooms



Cask Ale



Kitchen



Children Play
Area



Car Park



Beer Garden

BDM VISION

Admiral Taverns are looking for a licensee(s) who will become part of the community and attract both regular customers but also capitalise on changes to a more premium offer and become known further afield for its good food. The garden which is a key asset for the pub is also an opportunity to explore further use through the seasons including public events and functions.



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