

BLUE BOAR, POOLE

POOLE, BH15 1NE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£18,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Blue Boar pub is nestled in the historic town of Poole, renowned for its expansive natural harbour and rich maritime heritage. As a popular tourist destination, Poole offers visitors easy access to the Jurassic Coast, a World Heritage site. The pub itself is ideally located near the bustling Quay area, placing it within walking distance of local attractions like Poole Quay, Poole Museum, and an array of charming shops and markets.

Pub Layout

Upon entering through the main entrance, you're greeted with the choice of stepping into the main bar or taking the stairs either up to the elegant function suite or down to the cellar bar. The main bar is impressive, featuring large, beautiful windows that offer a view of the bustling street outside. The space is furnished with traditional, high quality tables and chairs, with additional high stools lining the bar. Descending into the cellar bar, you'll find yourself surrounded by stunning brick tunnels and cosy alcoves, creating an inviting and unique atmosphere. The bar here is fully stocked, and the area is furnished with comfortable, well crafted tables and chairs. Upstairs, the function suite is a spacious room with high ceilings and expansive windows, designed to impress. The room is tastefully arranged with a wooden dance floor and elegant function tables and chairs, perfect for any event. This floor also features a well-equipped commercial kitchen and a lift hoist that conveniently serves all three levels.

TRADING STYLE

The Blue Boar maximises its three distinct floors, offering a well rounded experience that caters to a variety of needs. The main trade area operates as a traditional pub, serving daily food and drinks in a warm and inviting setting. The function room, a favourite choice for weddings and parties, provides an elegant space for catering and formal dining. After dining, guests often move to the cellar bar, where evening entertainment is on offer. We envision The Blue Boar as a balanced 50/50 blend of food and drink. There is significant potential to expand the current offerings by serving food throughout the week, developing the cellar bar into a unique and vibrant aspect of the business, and further capitalising on the thriving function trade.

ACCOMODATION

Private Accommodation

The accommodation consists of three well sized bedrooms, living room, bathroom and office.

FINANCIAL

Annual Rent: £31,500

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

Working Capital: £10,000

Stock: £3,500

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



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Function Room



Live Music



Kitchen

BDM VISION

The Blue Boar needs an experienced operator with the ability to maximise multiple income streams and the vision to create a truly distinctive business. A strong track record in delivering high quality food is essential, along with a commitment to becoming a pillar of the community. This is a unique opportunity where traditional values blend seamlessly with innovation and modern consumer expectations. Do you have the flair, passion, and expertise to run three businesses all under one roof ? If so, this pub might be the perfect fit for you.



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