



BRIDGE INN, TIBBERTON

DROITWICH, WR9 7NQ

AGREEMENT TYPE:

LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:

£13,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Tibberton is a picturesque, affluent Worcestershire village located around 4 miles north-east of Worcester and less than a mile from junction 6 of the M5 motorway. The pub has become unexpectedly available and is ready to trade immediately attracting a very loyal band of year-round locals for socialising and eating regularly filling both of the pub's two bars. In addition to this, given the fantastic reputation and beautiful location, the pub really comes into its own during the warmer months when it attracts day-trippers, walkers, cyclists and holidaymakers that while away the hours eating and drinking in the pub's gardens. Trading exceptionally well, with continual year on year sales growth. The pub under the current tenant has built a fantastic reputation which is supported by its exceptional TripAdvisor rating and feedback and is now ready to be taken onwards on its journey to be established firmly as one of the best pubs in the local area.

Pub Layout

The Bridge is a very well established, popular and very highly regarded two bar canal-side village pub with a well-appointed trade kitchen and benefits from plenty of parking and lots of beautiful outside trading space both to the front of the pub and along the edge of the Worcester and Birmingham canal. The externals of the pub were fully redecorated a few years ago with the internals of the pub has been fully refurbished early in 2020

TRADING STYLE

Trading primarily as a village local and destination food pub the sales are currently hitting very close to the 50/50 drink and food sales ratio sweet spot. Overall internally there are currently 72 covers, the cosy public bar has seating for 22 while the slightly more food focussed main bar of the pub can currently seat around 50. The pub hosts regular events including quiz nights and entertainment evenings. Externally there is currently seating for around 120 but there is scope to further extend this to closer to 200 if required. This is testament to the level of trade that is currently experienced during the busy summer months, however, also demonstrates the potential to take this pub further. There is further scope to expand the activity within the pub in terms of entertainment and themed food events and externally the introduction of spring and summer events such as beer and cider festivals, BBQs, Charity family fun days and riverside music events and potentially the installation of a children's play area.

ACCOMMODATION

Private Accommodation

The private accommodation consists of two bedrooms, a lounge, a bathroom and a toilet.



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden

FINANCIAL

Annual Rent: £20,000

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

Working Capital: £5,000

Stock: £5,000

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, 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

This site requires an experienced licensee with an eye for detail and a good knowledge of delivering a strong food offer and serving both traditional and modern The key here will be the ability to understand the elements in delivering a quality overall experience through service and standards and offering a warm welcome to all customers. Marketing skills and experience of driving footfall will also be crucial to the ongoing success of the pub.



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