



COACH & HORSES, GLOUCESTER GLOUCESTER, GL1 2BX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Coach & Horses is a community pub located just outside the centre of Gloucester. Gloucester is the county town of Gloucestershire in the South West of England. Gloucester lies on the River Severn, between the Cotswolds to the east and the Forest of Dean to the west. Gloucester has a population of around 132,000, including suburban areas. The pub is located just 300 yards from the Kingsholm Rugby Stadium and as such benefits from pre and post match day trade.

Pub Layout

The Coach & Horses is a charming, traditional community pub, thoughtfully designed to be both light and airy, creating a warm and welcoming atmosphere as soon as you step inside. This single room establishment caters to both standing and seated guests, with a centrally located bar area featuring a mix of fixed and movable seating options. On the right hand side, a projector is set up for television viewing, while on the left, a corridor leads to the male and female restrooms, private accommodations, and access to the rear garden. The garden area, a delightful blend of patio and lawn, offers a relaxing outdoor space for al fresco drinking, complete with a separate smoking area. Although there is no on site parking, ample roadside parking is available, along with a small pay and display car park directly across the street from the pub.

TRADING STYLE

The Coach & Horses has most recently traded as a wet-led pub that thrived on its strong community connections and benefitted from the pre and post matchday trade from the Kingsholm Rugby stadium. The pub offered a range of cask ale and ciders.

ACCOMMODATION

Private Accommodation

The domestic accommodation is split over two floors and consists of four bedrooms, lounge, bathroom and kitchen. The PQ's have recently been refurbished to a high standard.

FINANCIAL

Annual Rent: £17,750

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

Working Capital: £2,000

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, 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.



Community
Local



Food
Preparation
Area



3+ Private
Bedrooms



Cask Ale



Beer Garden

BDM VISION

We are seeking a licensee(s) with a strong understanding of the local area. While prior experience is beneficial, it is not a requirement. We are looking for a community focused licensee who can lead the way in driving the business forward. The ideal licensee will recognise the importance of the pub's role within the local community and have the ability to actively engage with customers, fostering a warm and lively atmosphere. A proactive approach to social media is essential to maintain a strong online presence, attract new customers, and keep the local community informed about upcoming events and promotions. Establishing a regular "rhythm of the week" with events such as quiz nights, live music, and themed evenings will be crucial to ensuring the continued success of The Coach & Horses. There is also potential to develop a back bar food offering and introduce pub teams. The new licensee should have a clear vision for enhancing the pub's drink selection, improving overall retail standards, and elevating customer service.



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