



COACH & HORSES, NORWICH NORWICH, NR2 2SL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Coach and Horses is a beloved, community-focused pub nestled within a residential estate just outside Norwich's vibrant town centre. Serving a diverse and loyal local crowd—including residents from nearby high-rise flats and social housing—the pub is known for its warm, down-to-earth atmosphere and commitment to offering quality experiences at accessible prices. Norwich itself, often hailed as the most complete medieval city in the UK, boasts over 900 years of history, rich literary heritage, and striking natural beauty. Its charming cobbled streets and historic architecture make it a standout destination, easily reached by car, train, or coach thanks to excellent transport links. Whether you're a local regular or a curious visitor, The Coach and Horses offers an inviting space where community spirit thrives.

Pub Layout

Upon entering, guests are greeted by a spacious, single long bar—soon to be enhanced with a sleek new back bar and modern bottle fridges, elevating both style and service. To the left, a lively pool area provides a fun and energetic vibe, while to the right, a dedicated darts area leads into additional comfortable seating, ensuring there's a perfect spot for everyone. No matter where you are, sports fans can enjoy prime views of the action on strategically placed screens throughout the pub. Outside, the front of the venue features welcoming customer seating alongside convenient parking, making it easy for guests to enjoy their visit. To the right, a charming, enclosed leafy courtyard will soon be partially laid with astro turf, creating a relaxed, inviting space to unwind with friends. There's also a small, currently unused trade kitchen with fantastic potential. With the right investment in modern equipment, this space could easily be transformed to offer a simple food menu, further enhancing the pub's appeal and offering an additional revenue stream.

TRADING STYLE

This vibrant, community-focused pub currently operates as a wet-led venue, but presents a clear and exciting opportunity for growth through the introduction of a simple, high-impact food offering—such as pies, pizzas, and loaded fries. With Sky and TNT Sports already drawing in crowds, live sports remain a central attraction. The pub is well positioned to thrive on competitive everyday drinks pricing, supported by smart, targeted promotions designed to boost footfall and attract both new and returning customers. There's also significant scope to strengthen community engagement by developing multiple darts and pool teams, building on an already solid foundation of gaming income. We're proposing a strategic repositioning of the venue to focus on delivering exceptional value for money—an approach that directly responds to the needs of local residents, many of whom currently travel into the city for more affordable options. By offering a competitively priced, high-quality alternative closer to home, the pub can become the go-to local destination. Planned investment includes the installation of new televisions and a drop-down screen, enhancing the venue's appeal as the ultimate spot for watching major sporting events and reinforcing its position at the heart of the community.

ACCOMMODATION

Private Accommodation

The private accommodation is substantially sized with four double bedrooms, kitchen, lounge and bathroom. It has been recently re-carpeted and decorated so is in great condition for the new licensee(s) to move in.



Sports Driven



Community
Local



Cask Ale



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden

FINANCIAL

Annual Rent: £24,000
Security Deposit: £6,000
Working Capital: £2,500
Stock: £5,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

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.

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

With the right licensee, we plan to fully refurbish both the interior and exterior of the Coach and Horses, re-launching it with a fresh new look and feel that resonates with the local community. This charming pub has fantastic potential for a community focused operator ideally someone with experience running a similar, welcoming venue. The low operating costs, thanks to a very low rateable value, make this a commercially attractive opportunity. Excellent deals on Sky and TNT further enhance its appeal, helping to support a strong and profitable business model. The pub also enjoys a healthy stream of gaming income, which we believe can be maintained and potentially grown with the right approach.



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Community Local



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