



CROSS GUNS, PANT PANT, OSWESTRY, SY10 9QR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Cross Guns stands as a prominent landmark in the picturesque village of Pant, Oswestry, situated along the bustling A483 that connects Oswestry to Welshpool. Positioned on the Welsh border, this location enjoys a steady flow of visitors, ranging from tourists staying at local caravan parks to day trippers and other passing travellers. Pant, a quaint village with residential housing, is complemented by its proximity to essential amenities and the local school situated directly behind the pub.

Pub Layout

The Cross Guns is an expansive pub featuring a generous parking area and a striking contemporary beer garden at the front. Recently renovated in 2022, the pub is well-maintained and presents an inviting bar area. The presence of a real fire adds a warm and cosy ambiance, particularly on winter evenings. Additionally, a formal dining area is provided for those seeking a more refined experience. The establishment also offers entertainment options such as a pool table and televisions distributed throughout.

TRADING STYLE

The pub operates as a sought-after food destination, enjoying regular patronage from the local community. The bar boasts an extensive selection, ranging from draught beverages and wines to spirits, coffee, and teas, catering to various preferences. Currently, the food offerings emphasize good value, featuring several promotional deals, including a popular Sunday lunch special. The pub actively engages with the community by hosting various events throughout the year, including weekly quiz nights and live music performances.

ACCOMODATION

Private Accommodation

Located on the first floor, this comprises of: Two bedrooms, living room, kitchen and bathroom all in good order.

FINANCIAL

Annual Rent: £24,000

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

£1000 trade credit towards first order

Working Capital: £1,000

Stock: Wet & Food £6,000

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

An excellent opportunity awaits the suitable licensee(s) to evolve and enhance this versatile and long-standing business. A robust skill set in managing both food operations and maintaining high retail standards is essential. Collaborating with the local community is vital to establish the pub as a focal point through engaging events and a compelling entertainment line up. Given the seasonal trading pattern, spanning from March to the October half term, maximising all revenue streams is crucial for propelling the business forward. This involves seamlessly catering to customer needs and maintaining a strong rapport with regular patrons.



Sports Driven



Food
Preparation
Area



Open Fire



Cask Ale



Kitchen



Sports Teams



Children Play
Area



Car Park