



DICKIN ARMS, WEM

WEM, SY4 5DT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£6,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Dickin Arms is situated in the beautiful market town of Wem in Shropshire. Wem is just nine miles from Shrewsbury and has its own railway station a short walk away linking to Crewe and Shrewsbury however, some long-distance services to Manchester Piccadilly, Cardiff Central, Swansea, Carmarthen and Milford Haven also stop at the station during peak times. The pub is situated just off the main high street and is surrounded by local amenities.

Pub Layout

The internal accommodation is laid out into a U-shaped one room operation providing a bar, lounge and games area which includes a pool table and darts board. During the day it has a cosy and friendly ambience, becoming more lively in the evenings. All areas have a mixture of loose and fixed seating along with television screens, showing sky sports and in particular the racing which is welcomed by the locals. The pub has a great enclosed beer garden to the rear with space for six benches and a covered area with additional seating. With a proactive and enthusiastic tenant we have an approved investment for refurbishment planned.

TRADING STYLE

The pub is very much community focussed which is well supported with multigenerational, loyal day time drinkers. The bar is well stocked with a vast range of products including cask ale and has space for a pie oven which offers a bar snack menu. There is a darts team which provides a boost to midweek trade and music such as karaoke and live acts has been popular at the weekends. A strong rhythm of the week would be encouraged to include quiz nights and an entertainment programme.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor and consists of two bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Annual Rent: £20,000
Reopening package

- Starting rent – £125 +vat per week for 8 weeks (plus fixtures & fitting rental)
- £1000 trade credit towards first order
- Low security deposit

Security Deposit: Initial deposit of £2,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £2,000

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.



Sports Driven



Community
Local



Cask Ale

BDM VISION

The Dickin Arms is a great pub that needs a great 'local' licensee (s) to grow the success of this pub even further. It is close to the main shopping area and there are plenty of local workers within a short walking distance. We need licensees with enthusiasm who are going to work hard to make the Dickin Arms into a fantastic community pub. They must have great standards and be prepared to work hard and to promote pub activities eg sport / entertainment etc through various social media platforms. A strong entertainment programme is essential alongside good marketing skills and a can do attitude.

FUTURE PLANS

We are looking to do a refurbishment at the Dickin Arms with a long term licensee and this has been approved however full plans have not been drawn up yet. Ideas around the refurbishment will be a freshen up to the external signage and decoration, with works to enhance the rear beer garden. Trade area and bar refurb including new flooring. Updated fixtures and fittings and rejuvenation of the toilets and personal quarters where needed.



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