



FAIRHAM HOTEL, NOTTINGHAM NOTTINGHAM, NG11 8LT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Description

The Fairham Hotel is located in a residential area of Clifton which lies south of Nottingham central. The pub is situated on a large corner plot opposite Clifton Football Club playing field, in a densely populated residential estate. There has been significant development in the area with both retail and education benefiting from improvements to the transport links such as Derby Parkway train station and the East Midlands Airport nearby. Local amenities close by consist of playing fields, schools, leisure centres and supermarkets and the pub is only five minutes from Nottingham Trent University.

Pub Layout

The Fairham is a three room operation comprising of a traditional tap room with loose & fixed seating, a sports area with a pool table, darts oche and a large lounge / function room catering for events and entertainment. There is also a small food preparation area ideal for sports teams and a back bar food offer. Each of the rooms has its own bar servery. Externally there is a large car park which can house twenty plus cars and to the front is an outside drinking patio. There is also a store room at the rear of the property and a large cellar.

TRADING STYLE

Currently trading as a drinks focused pub, majoring with a draught keg offer as-well as being supported by a selection of cask ales, a variety of bottled beers & ciders and a good range of spirits, soft drinks & wines. There is no food on offer at present but there is the opportunity to develop a simple snack food menu. Live sports and television events create a great community atmosphere as well as the local football team playing opposite the pub. The opportunity to have a resident pool and darts team would ensure a busy and active week alongside regular activities such as quiz night, bingo and popular karaoke and live music events.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, lounge, kitchen, bathroom and a separate office. This can be accessed through the bar and an external entrance.

FINANCIAL

Annual Rent: £15,000

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

Working Capital: £5,000

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 for the first three years of the agreement.



Sports Driven



Community
Local



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music



Kitchen



Sports Teams

BDM VISION

This is an amazing opportunity for an individual or couple who have proven experience of running and operating community pub. Admiral Taverns needs someone who has the the ambition and skills to take this established venue to the next level whilst providing a consistent service with great standards and the ability to run an efficient and well maintained business. You will need good social interaction and networking skills to further develop the offer and you will need to have an accomplished online marketing presence to attract and retain a wider range of clientele.



Sports Driven



Community
Local



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music



Kitchen



Sports Teams