



FORESTERS, BURNTWOOD

BURNTWOOD, WS7 2PH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£7,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Foresters, previously known as Fozzers, is situated in a great location on the outskirts of Burntwood it is ¼ mile from the centre of Burntwood set in a residential area. Burntwood is a small town midway between Walsall and Litchfield and is a former mining town and civil parish in the Lichfield District in Staffordshire, approximately 4 miles west of Lichfield and north east of Brownhills.

Pub Layout

The Foresters is a large detached building with ample parking to the front and a large carpark to the rear. It has the added benefit of a raised, covered patio area with space for a number of benches to the front of the pub and a grassed area to the side. Upon entering the pub from the front entrance you enter the foyer which is where both ladies and gents toilets are located. To the left you will enter the large lounge area which has a mixture of fixed and loose seating consisting of high and low level seating. There is also the added benefit of a raised area which can be utilised for live entertainment. To the left of the lounge you will find the Darts throw and games machine. The lounge is serviced by a large bar servery with availability to add a good Cask offer. To the right you have the bar area that has a serving hatch from the main lounge bar. This room as in the past had its own bar servery that could potentially be reinstated if needed with a proposed investment. The bar area is home to a pool table, a couple of Darts throws and the patio door that leads onto the lawned area, that, with development will be a great external drinking area.

TRADING STYLE

The Foresters is a well established community local, the trade is based around pub teams through the week and entertainment at weekends. Sky sports has been successful in the past and there is scope to bring back to drive more footfall. The custom is local residents and regulars who will frequent other pubs in the area at weekends but use the pub as their main base. There is a small kitchen well situated behind the bar servery, this should be utilised to implement a small food offer to run alongside a strong drinks offer, the external areas need to be utilised more to drive additional income through the warmer months.

ACCOMODATION

Private Accommodation

The private accommodation consists of 3 bedrooms, a large kitchen,, lounge and bathroom which has been recently refurbished.

FINANCIAL

Annual Rent: £9,500

Rent steps – £50+vat for first 4 weeks

£100+vat for following 8 weeks

Security Deposit: Initial deposit of £3,000 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.

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



3+ Private
Bedrooms



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden

BDM VISION

The Foresters is a fantastic opportunity for someone to make it the hub of the community. There is the ability to implement a small food offer and also to drive entertainment at weekends, throughout the week the pub should have a number of darts teams and Pool teams and should appeal to a wide range of demographics and ages. This pub and would ideally suit an experienced licensee who is familiar with the local area.



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