admiral
TAVERNS



ZERO BUSINESS RATES*

FORESTERS ARMS, MALVERN

MALVERN, WR14 3RL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Zero business rates*
- Recent Redecoration
- Good location

YOUR INVESTMENT:
£11,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Foresters Arms is a well-positioned corner pub in the area of Barnards Green, Great Malvern which is know across the country for its rambling and walking trails. Sat in the centre of a highly sought after area with great demographics, this pub offers the right operator a fantastic opportunity to develop this site and create a quality pub with a great atmosphere. It is one of very few pubs in the immediate area of Barnards Green and being at the foot of the Malvern Hills offers a great location for residents and walkers alike. Barnards Green itself is located approximately nine miles South West of Worcester and is easily linked by road and rail. A historic Cathedral City, Worcester has lots to offer in terms of culture, architecture, tourism and hospitality. With a multitude of museums, galleries, historic buildings, shops and eateries, Worcester really is a fantastic location to have as your nearest major city.

Pub Layout

The Foresters has recently benefitted from a contemporary and sympathetic internal and external redecoration and comprises of a central bar servery with a wrap around drinking space with seating and a smaller snug area off to one side. There is space for approximately 30 covers, but with some additional seating this could be increased to 40 and still remain comfortable. At the front of the building there are benches for outside drinking and to the rear of the property, there is a small courtyard area accessed via a corridor past the toilets.

TRADING STYLE

The Foresters has recently benefitted from a contemporary and sympathetic internal and external redecoration, thus making the pub a great place to frequent for locals and visitors to the area. It currently trades as a local's pub, predominantly focusing on drinks with a good range on offer. It also has a heavy emphasis on pub sports, offering darts and crib with associated teams for both. The pub could easily continue to operate in its current form, however, we feel a fresh approach and ambition to push the pub to the forefront of the town, could offer further income to the potential licensee. The Foresters needs to be a comfortable inviting pub/bar, for the whole community attracting a variety of customers and keeping with the area of Great Malvern.

ACCOMODATION

Private Accommodation
The private accommodation consists of three bedrooms, living room, bathroom and toilet as well as a kitchen area.

FINANCIAL

Annual Rent: £16,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
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

3+ Private Bedrooms
Live Music
Sports Teams

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

The Foresters benefits from a good level of sales and support from its current customers and attracts new customers and families from its recent refurbishment. This is a super little pub destined for the next stage of its life and we want a licensee with the passion and energy to drive this to the next level. To help re-position and market the Foresters, it needs to have a strong on-line presence with great social media interaction within the immediate area. The pub needs a wide range of drinks, including a good wines and cask ale offer, and even a bottled craft ale range to really stand it apart from the competition. Although the pub doesn't currently have a food offer, we strongly believe the right licensee could incorporate a small back bar food offer to introduce some simple foods such as pies, pasties and maybe a pizza oven.



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