



FOX, ASPENDEN

ASPENDEN SG9 9PD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The pub is situated in the village of Aspenden, just outside Buntingford. Nearby towns of Royston, Ware and Hertford all sit on the North/South A10 arterial route between London and Cambridge. Just off the beaten track, the pub sits just back from the road through Aspenden between Buntingford and Westmill. The local demographics really over-index on affluent achievers, with predominantly detached housing stock, the local population who support the pub and community. The building has been extended over time, but is packed full of character, with stunning central fireplace, oak beams and low ceilings.

Pub Layout

As you approach the pub you first encounter a secluded external drinking and dining area. In through the front door you enter the main bar with the servery directly in front of you. The bar is well presented with cask and draught beer, and then the back bar displays of wines, spirits and minerals. The large central fireplace is just to the left of the main bar – it's a real feature, and a USP for the building in the cooler months. To the left of the main bar is a separate dining room with access to the ladies and gents toilets. Off to the right from the main bar is a passage leading to the separate dining room, that can also serve as a function/private area. The well equipped trade kitchen is also through here. The tenant accommodation is accessed from behind the bar servery. Externally there is a large well maintained trade garden.

TRADING STYLE

The pub trades as good quality village pub with a strong traditional food offer. Engaging the village and delivering a quintessentially British pub feel. The business is evenly balanced with a 50/50 balanced between drinks and food. This is a reflection of the strong food offer rather than lack of wet sales! Wholesome, knowledge and a genuine service underpin the style delivered by the current licensees, uncomplicated but very well executed hospitality.

ACCOMMODATION

The Private accommodation consists of two bedrooms, lounge bathroom and office all in good condition.

FINANCIAL

Annual Rent: £25,300

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

Working Capital: £4,000

Stock: £3,500

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 in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



Food
Preparation
Area



Open Fire



Cask Ale



Live Music



Kitchen



Car Park



Beer Garden

BDM VISION

This is an exciting opportunity for an experienced operator who can build on the great foundations that already exist. A real passion and flare for delivering good food and excellent retail standards is a must. The local market is strong, and modernising the food and pricing is the opportunity. The pub has crafted a niche custom base serving local and national craft and cask beers – we would like to see that be developed. Events (specifically beer festivals) in the rear trade garden is also something that can be expanded.



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