



GATE RATCLIFFE, ATHERSTONE ATHERSTONE, CV93NY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Gate pub is situated in the affluent hamlet of Ratcliffe Culey in the county of Leicestershire near the county border of Warwickshire. Local amenities include a traditional post office, church and caravan parks. A lifestyle community with beautiful countryside and rolling hills. As the pub is situated on the main road it offers transport links to the A5 from Tamworth, Atherstone to Hinkley with ease of access to the M42.

Pub Layout

On entering the premises, you are greeted by a large bar servery for all main trading areas. On the left of the bar you have access to the large beer garden along with the well-equipped catering kitchen. On the right of the bar is access to ladies and gentlemen's toilets. The main trading area is recently decorated throughout and fully furnished with a mixture of fixed and loose seating, and houses an open fire creating a welcoming and warm ambience. The pub can cater for fifty plus covers. Externally the beer garden is part lawned and part patioed which has a covered area to use throughout the seasons with a white picket fence surrounding. A car park is located at the side of the garden with housing for up to sixteen vehicles along with on-street parking.

TRADING STYLE

The Gate trades as 60% drinks focused with 40% food sales, the pub has the opportunity to develop the food offering making it the go to destination food pub with alfresco dining along with premiumising the range of drinks products. The pub is well supported by the local community, walkers, ramblers and visitors to the area. Locally sourced produce would be well received with weekend specials ensuring a quality offer.

ACCOMODATION

Private Accommodation

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

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 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.

BDM VISION

The Gate presents an incredible opportunity, and Admiral Taverns is seeking licensee(s) who will seamlessly integrate into the community. They should not only cultivate a loyal local customer base but also seize the opportunity to elevate the pub's offerings to a more premium level. Establishing a reputation for exceptional food will be key to expanding the pub's reach beyond its immediate surroundings. Additionally, the garden is a valuable asset, offering the chance to explore the concept of al-fresco dining to further enhance the pub's appeal.



Open Fire



3+ Private
Bedrooms



Cask Ale



Kitchen



Car Park



Beer Garden