



GREEN DRAGON, WYMONDHAM WYMONDHAM, NR18 0PH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,950

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Green Dragon is a large and attractive pub situated in the beautiful town of Wymondham just south of Norwich. Close to the A11 and with direct train links to Norwich and Cambridge, this town is perfectly placed and is well sought after property wise especially post pandemic. It's a vibrant town with a population of just under 15,000 which is set to increase with several further housing developments locally. With the beautiful River Tiffey running through the town, Wymondham is the perfect place for shopping, country walks and pub trips.

Pub Layout

There is a main bar area with a snug and a larger room just off the bar. The actual bar servery is on the smaller side so the right licensee will need to be very savvy and organised! There is additional seating on the first floor which is also used as a function room. There are extensive covers externally within the garden and patio area which makes the pub especially popular on sunny days. The trade kitchen is on the ground floor so is easy access to all areas. There is also one main cellar but two additional cellar storage areas to accommodate the stock needed for this larger pub.

TRADING STYLE

The pub is a key meeting point for the town with a large real ale following. Food here is key too, given the extensive kitchen facilities and a full a la carte menu previously offered. The garden area sees plenty of use and has been the location for large beer festivals which should return here in the summer months.

ACCOMMODATION

Private Accommodation

The private accommodation comprises of a 3 bedroomed flat above the pub in good order with private bathroom and kitchen

FINANCIAL

Annual Rent: £29,100 – (Starting rent available of £193 (net) per week available)

Security Deposit: £2,000 (Building to £5,000 or the equivalent of three months' rent, whichever is greater, during tenure)

Working Capital: £3,000

Stock: £4,950

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 Green Dragon is in the heart of Wymondham and one of the pubs that makes this town special. The current licensees had won numerous awards and have a large following yet there is still potential to build on this and develop all aspects of the business further with a refreshed food and drink offer. This is a large pub and not for someone new into the industry but for experienced and highly motivated licensees who can see the potential here. The right licensee will be savvy in terms of cask ale and good food.



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music



Kitchen



Beer Garden