



GREYHOUND INN, RUGELEY RUGELEY, WS15 3LN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Greyhound is a traditional double fronted and welcoming pub located in the idyllic village of Colton just outside the bustling town of Rugeley, Staffordshire. Colton is an affluent village and the pub itself is surrounded by an abundance of chimney pots. The pub has built and excellent reputation amongst the local community and is supported all year round. Rugeley Trent Valley railway station is just over 2km away and with easy access to the A51 and A513, making commutes to Lichfield and Stafford straightforward. The area is known for its peaceful and scenic countryside, the pub is popular with cyclists and walkers in the area

Pub Layout

The Greyhound oozes charm with its quaint and relaxed feel. On entering the pub you are greeted with a central bar which services both the lounge area and the main bar. Both areas have a relaxed feel with an eclectic mix of both fixed and loose seating, the pub is a good condition throughout. The ladies and gents toilets are located to the rear of the building and are decorated to a high standard. The pub has a newly installed high spec catering kitchen, although compact it has modern equipment. The beer garden to the front of the pub is a fantastic addition with around 60 covers. There is scope to provide additional cover with an external shelter allowing customers to enjoy alfresco dining in the winter months. There is 12 car parking spaces to the front of the building although many locals usually walk to and from the pub.

TRADING STYLE

The Greyhound is a bustling village pub, which is well supported. There is a premium range of drinks with a strong range of spirits, lagers and cask ale on offer. The pub boasts six cask pumps and is popular with real ale drinkers in the area. The food has previously been very successful with its good menu and with Sunday lunches. The new licensee may wish to relaunch the offer with a traditional style food offer. There is no sky sports at present however it would be a welcome addition instating a pay for view sports channel for local customers to enjoy. The pub already has a program of entertainment however there is an opportunity to expand this.

ACCOMODATION

Private Accommodation

The private accommodation consists of four bedrooms, kitchen, living room and bathroom. The accommodation is in good condition throughout.

FINANCIAL

Annual Rent: £22,000

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 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 for the first 12 months of the agreement.



Community
Local



3+ Private
Bedrooms



Cask Ale



Kitchen



Car Park



Beer Garden

BDM VISION

The Greyhound is an amazing pub that needs a fantastic licensee. Excellent retail standards are essential along with the drive and passion to make this pub the best pub around, encouraging customers to return after experiencing the great food and drink on offer. You will require a strong marketing plan that will captivate not only the community but the larger catchment area ensuring they visit the Greyhound.



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