

HANSOM CAB, LEICESTER

LEICESTER, LE1 1WB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£16,875

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Description

The Hansom Cab is a good sized, terraced high street property, situated in the heart of Leicester City Centre and located just outside a bus terminal on the busy Humberstone Gate. There are plenty of shops and local businesses close by including the Corn Exchange, Curve Theatre, Leicester Market and Haymarket Shopping Centre which provide an excellent level of passing trade. Leicester is in the East Midlands county of Leicestershire, near to Nottingham and Derby and provides superb transport links to the M1 and M6 motorways and also has great access to a busy network of trainlines able to take you across the country.

Pub Layout

The Hansom Cab is accessed directly from the front door on the main high street and is a good sized, one room operation. A long bar serves along the left hand side of the pub provides ample serving room and there are various low, mid and high level seating arrangements throughout along with a pool table and darts area. To the rear of the pub, you will find both sets of toilets and also access to the enclosed rear courtyard garden space. There is a kitchenette situated behind the bar which can be used for a good back bar food offer and there is also a local pay and display car park just around the corner.

TRADING STYLE

Currently, the Hansom Cab benefits from having a good day time trade due to its city centre location and has regular live entertainment and music events scheduled throughout the month. A very active rhythm of the week is essential at this venue and the current licensees have previously used this effectively to drive trade and footfall. Being able to push these customer focussed activities towards the day time trade and also to drive the evening custom are key opportunities at this particular venue. The drinks offer available is a good mix of value wet led draft lagers alongside a variety of spirits and bottled products, giving the customer base a healthy choice of thirst quenchers.

ACCOMODATION

Private Accommodation

The private accommodation consists of four bedrooms, a living room, kitchen and bathroom and boasts its own private entrance from the main road. The private quarters will be completely refurbished as part of the let.

FINANCIAL

Annual Rent: £27,500

Security Deposit: £6,875

Working Capital: £5,000

Stock: £5,000

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



Sports Driven



Community
Local



Food
Preparation
Area



3+ Private
Bedrooms



Live Music



Sports Teams



Beer Garden

BDM VISION

Admiral Taverns is seeking an experienced and ambitious licensee to take the helm at the Hansom Cab and transform it into the go-to destination in Leicester city centre. This is a fantastic opportunity to elevate the venue's drinks offering beyond what the local area has traditionally seen. With a refreshed product range and the ability to attract new customers, this site provides a strong foundation for a driven and hardworking operator to build a thriving business.

We're looking for a licensee with a solid background in delivering diverse and appealing drinks menus, ideally someone with a flair for hospitality and a clear vision for success. A passion for live sport and music will be a huge advantage, offering real potential to create a vibrant atmosphere and significantly boost sales. Strong marketing and promotional skills will be essential, as the site sits in a competitive area but with the right approach, the payoff will be reflected in a healthy turnover and loyal customer base. A full internal and external refurbishment is planned, giving the successful applicant a beautifully revamped venue to launch their exciting new venture from.



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