



HOLLY BUSH INN, SALT SALT, ST18 0BX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£20,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Holly Bush is the second-oldest inn to be granted a licence (in the 12th Century), the structure we see today dates back to the 17th Century with later extensions to the rear. Solid brick construction & white wash rendered throughout, the main section lies beneath a charming thatched roof with the extensions largely being tiled. A destination of choice for many travellers including those using the M6. Lying around 5 miles to the north east of Stafford, the historic village of Salt is positioned where the river Trent, Trent & Mersey canal & the very busy A51 trunk road run more or less parallel to one another. Easy access from the A51 (between Sandon to the north & Weston to the south) means the pub is an excellent destination venue set in beautiful Staffordshire countryside with the likes of Stafford showground & Chartley Moss national nature reserve in close proximity.

Pub Layout

Internally the pub has a very traditional feel with oak beams, exposed brick and open fires including a feature Inglenook which create a real homely cosy feeling. There are three distinct trading rooms namely the bar (which is accessed upon entry); the main dining area and a snug. Together they seat around 80 covers whilst still leaving ample room for drinkers. Serving all of this is a well-fitted and good sized trade kitchen which, like the customer toilets, lies towards the rear. To the rear of the property there is a superb garden which is tree lined and has a large lawn area with picnic tables and heaters, there is also a stretch tent which will increase the number of covers by approximately 35. There is ample car parking available with approx. 35 spaces on the pub's own car park and many more available on the road adjacent to the pub.

TRADING STYLE

The Holly Bush is a former award winning country pub renowned in the area for its locally sourced traditional food offer & range of real ales. It has a fantastic reputation within the community and is well supported by both visitors and the loyal customer base it has established over the years.

ACCOMMODATION

Private Accommodation

This consists of a lounge, kitchen, bathroom and 3 bedrooms.

FINANCIAL

Annual Rent: £45,500

Starting rent available for the first 3 months – to be discussed further with BDM

Security Deposit: £10,000

Working Capital: £5,000

Stock: £5,000

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.



Community
Local



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Kitchen



Car Park



Beer Garden

BDM VISION

The Holly Bush requires an experienced and well funded licensee with great aspirations to run a fantastic food led pub. You will need to be experienced in running a business of this type with excellent retail standards and a proven track record. A strong set of marketing skills is a must to ensure you are maximise all this great pub has to offer. The Holly Bush has the potential to make one million pound turnover if done correctly.



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