admiral
TAVERNS



HORSESHOE TAVERN, MUSSELBURGH

MUSSELBURGH, EH21 7AP

- Zero business rates.*
- Reduced in-goings – low security deposit
- Strong established community local

YOUR INVESTMENT:
£6,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Musselburgh, located on the coast of the Firth of Forth is home to the Horseshoe Tavern and is the largest settlement in East Lothian. Located on the corner of the road, the name gives itself to the shape of the pub. Surrounded by housing and shops and with a population of around 21,000, this area is the hive of local activity with the Horseshoe Tavern immersing itself into this and supported by a loyal core of regular customers. With good access links via bus, train and car this site benefits from a substantial amount of passing trade alongside a core regular cliental. Good access links via bus, train, and car via the A1 road, which connects it to Edinburgh to the wst and other towns and cities to the south enhances the accessibility of the Horseshoe Tavern, attracting both passing trade and a loyal base of regular customers.

Pub Layout

Upon entering the Horseshoe Tavern from the main road you will find the main bar area. This area features the main bar servery providing a selection of real ales, lagers and premium drinks. The bar area provides high seating with a mixture of fixed and loose low seating with stained glass windows and TV's offering sports viewings. To the left of the main entrance their is a snug room featuring a pool table, ideal for team sports. To the right of the bar you enter the lounge area. This is warm, cosy and snug with low lighting, a mixture of fixed and loose seating and its own small bar servery providing the perfect escape for that quiet drink. There is also a darts board located in here which, again is ideal for pub sports and promoting local team events/leagues. The lounge area could also be used as a private function area for encouraging local meetings and charity events.

TRADING STYLE

The Horseshoe Tavern is a wet-led community pub, with its focus on providing a warm and welcoming atmosphere for locals and visitors alike. It prioritizes serving a premium selection of lagers, ciders, wines, and spirits, catering to the preferences of its core clientele. The emphasis on team and local sports adds to the pub's appeal, creating a lively atmosphere and the focus on community engagement extends to offering private functions in the lounge area, providing a space for meetings, gatherings, and events. By tapping into this potential for private functions, the Horseshoe Tavern can further embed itself as a hub for social activity within the local area.

ACCOMODATION

Private Accommodation

The private accommodation, located on the first floor consists of a two bedrooms, lounge, kitchen and bathroom which is in good condition.

FINANCIAL

Annual Rent: £12,000
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £1,500
Stock: £2,000
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 in exchange for an annual fee.
For a breakdown of our financial information, please refer to the

BDM VISION

Admiral Taverns are seeking a licensee who has a proven track record of successfully running community local pubs. Supporting local causes, building strong relationships with locals, immersing themselves in the local community, getting to know residents, businesses, and community organizations and being proactive in seeking out opportunities to support local initiatives are key to the Horseshoe Taverns success. A strong marketing plan and strong business acumen alongside an eagerness to make a positive impact on the local area will ensure the pubs financial success and cement its stature in the community.