



JOLLY BREWER, STAMFORD

STAMFORD, PE9 2PP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Jolly Brewer has recently undergone internal investment, the pub is situated in the affluent town of Stamford, in the district of Lincolnshire bordering Cambridgeshire. The pub is located on the busy through road in Stamford surrounded by residential housing and industrial units. There is good public transport links with Stamford Railway Station only two miles away with commutable links to London, and approximately a five-minute drive to the A1. There are several amenities located within walking distance of the pub including schools, local stores and a sports leisure centre. Stamford Rugby Club, the local hospital and playing fields are all within two minutes drive from the pub.

Pub Layout

On entrance you are greeted by a central servery accessing all trading areas. There is a snug room on the right of the bar with an open fire serving approximately fifteen covers with loose seating. The main bar area is decorated with wooden flooring, traditional wooden beams and an open log fire creating a warm atmosphere throughout for approximately twenty covers. The games lounge is a raised area through the main bar with a darts board and a central pool table. The toilets are accessed through the back of the games lounge. The well-equipped catering kitchen is located through the bar. Externally there are two car parks housing approximately ten cars in total with a benched patio for external drinking and eating.

TRADING STYLE

The Jolly Brewers currently trades as an 80/20 drinks focused pub with a big focus on premium real ales, lagers and spirits. There are pool and darts teams playing from the pub a new licensee may wish to develop the offer with live sports through BT and Sky viewing. The food is home cooked traditional English food and there is scope to enhance a new menu with more covers.

ACCOMMODATION

The private accommodation is located on the first floor and can be accessed externally and internally. This consists of four good sized bedrooms, two bathrooms, a kitchen and two lounges with an office and storage facility.

FINANCIAL

Annual Rent: £30,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £3,000

Stock: £2,500

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.



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden

BDM VISION

We are looking for an experienced licensee to maintain and improve the great reputation the Jolly Brewers has for Real Ale and food with the improvement to the already established food offer. The success of the Jolly Brewers will rely heavily on the licensee engaging with the local community and attracting visitors from the nearby surrounding villages.



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