



## LEATHER BOTTLE, WELLINGBOROUGH WELLINGBOROUGH, NN9 5PR

**AGREEMENT TYPE:**  
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**  
**£9,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

Located in Irthlingborough, the Leather Bottle sits in a residential area with plenty of houses surrounding the pub just outside the town centre. Irthlingborough sits on the River Nene just outside of Wellingborough, a market town in North Northamptonshire. With a population of 8900 Irthlingborough was initially the smallest town in England to have a football league team before the promotion of Forest Green Rovers in 2017. Surrounded by natural beauty with the Irthlingborough lakes & meadows owned by the Wildlife Trust and the numerous factories and logistics companies with a long history connected to Whitworths and Dr. Martens, the town is used by commuters for employment via the direct routes on the A45 or the A6.

#### Pub Layout

The trading area is all on the ground floor with an open plan style. As you enter the front door the toilets are to the left, entrance to the large garden is directly in front of you and the bar is on your right. There is a horseshoe shaped bar that accommodates the main trade area and an additional pool room to the side which is open to viewing from the main bar area.

The area in front of the very useful outside bar is covered, so can be used 365 days a year. The garden area is large and can seat 60+ people.

### TRADING STYLE

The Leather Bottle is a popular drinks focused pub and in the last few years has been refurbished to a very high standard to include an outside bar. The pub has a pool and darts team, regular live TV sports and weekly music entertainment to entice the locals and ensure it is at the hub of the community. A great blended drinks offer is available and bar snacks also prove a popular addition.

### ACCOMMODATION

#### Private Accommodation

The private accommodation consists of three bedrooms, living room kitchen and bathroom.

### FINANCIAL

**Annual Rent:** £22,000 (Start up rent of £11,000 (net) p/a for 12 weeks)

**Security Deposit:** Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

**Working Capital:** £3,000

**Stock:** £3,000

**Fixtures and Fittings:** To be confirmed upon valuation – funding options may be available for the right licensee.

**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.

**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.**

### BDM VISION

Admiral Taverns are seeking a licensee who is a community focused operator who will attract business through various marketing tools including social media. Ideally, the licensee would have experience of developing, maintaining, and marketing a high-quality drinks offer, be passionate about quality beers and ales and possess exceptional customer service and engagement skills along with fantastic standards that will be key in moving this already successful beautiful pub onto the next level. Success will also come from promoting a range of activities such as quiz nights and live music.



Sports Driven



Community  
Local



Open Fire



3+ Private  
Bedrooms



Cask Ale



Live Music



Sports Teams



Car Park