



LIMEKILNS, BURBAGE

BURBAGE, LE10 3ED

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Limekilns sits in a prominent position on the main A5 Watling Street trunk road 3 miles from Hinkley town centre. Burbage is a large village in the Borough of Hinckley and Bosworth in Leicestershire. It is a very traditional canal side pub with great outside space.

Pub Layout

Upon entering from the main entrance, you step into the main bar area, where to your left, a welcoming open fire graces the servery. Directly ahead and to the right, a mix of fixed and loose seating invites patrons to dine and drink comfortably. From the main bar, a few steps lead down to a lower-level area adjacent to the canal, offering additional tables and chairs. This space serves well for dining, drinking, or hosting small functions. Both areas provide direct access to the catering kitchen. Adjacent to the lower level area, you'll find the toilets, conveniently located near a door leading straight onto the car park. Behind the main bar servery, access to the back-of-house area leads to the kitchen, with steps leading to the prep room and food storage area. The pub benefits further from a ground-level cellar, conveniently linked to the car park, accommodating approximately 25 cars. Outside the pub lies its hidden gem: a picturesque canal side garden. Equipped with a modern stretch tent and outdoor seating, it offers a charming outdoor experience for patrons. Local moorings are available.

TRADING STYLE

The Limekilns is unquestionably a quintessential destination food pub. Renowned for its extensive selection of real ales and high-quality homecooked dishes. Notably, the pub has most recently been popular for its homemade pies and has earned accolades from CAMRA and secured a place in the esteemed Good Beer Guide.

ACCOMMODATION

Private Accommodation

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

FINANCIAL

Annual Rent: 23,500

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

Working Capital: £2,000

Stock: £4,000

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 on financial information, please refer to the 'Additional Info' tab.

BDM VISION

The Limekilns should uphold its reputation as a premier food destination, emphasizing the provision of high-quality, home-cooked meals. There exists untapped potential to expand the culinary aspect of the business, such as offering external catering services during the warmer seasons. Expertise in food preparation and presentation is paramount. Additionally, the pub's moorings present a valuable opportunity to capitalize on, with a focus on attracting the narrowboat community. Effective social media strategies can help maximize visibility and



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Kitchen



Car Park



Beer Garden