admiral
TAVERNS



MALT SHOVEL, TELFORD

TELFORD, TF1 6QG

- Established community local
- 4873 households to cater for
- Food development opportunity

YOUR INVESTMENT:
£9,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Malt Shovel has been well maintained throughout and is a well establish community pub in Leegomery, on the outskirts of Telford. It is located just off a busy arterial road called the Queensway in an estate with a good mix of older housing plus newer housing development. Located nearby in Leegomery and Hadley there are residential areas with shops that are within short travel distance from the pub as well as light industrial areas. Within one mile radius of the pub there are 4873 households.

Pub Layout

The Malt Shovel has great road side appeal having a carpark and a patio area for external drinking. This pub has a central entrance with access to both trading rooms and an additional side entrance. When entering the pub you are welcomed into the cosy lounge area which features a log fire for those winter days and consists of seating for approximately 30 people, there is a central bar which services both the lounge and bar area and offers a variety of beer, cask ale, wine and spirits. This room also provides access to the kitchen and ladies and gents toilets. The bar area is the team's part of the pub catering for approximately 20 people this makes a fantastic space for dominoes nights and quizzes. Within the bar there is a log fire and separate gents toilets. Externally, there is a carpark that holds 12- 15 cars and a long patio area with pop up marquee for outside drinking/dining. The décor is of a high standard and in keeping with this very traditional pub. Both the bar and the lounge each have a projector with retractable screen for television viewing.

TRADING STYLE

The Malt Shovel is a great example of a community pub, it is well supported all year round with various sports teams, weekly quizzes along with the pub providing a hub for local groups. There is scope for some regular weekend entertainment such as karaoke or singers. Wet trade is made up of recognisable brands with cask ale a great pull for the cask ale drinkers and good stretch from value, standard and premium. There is an opportunity to develop the food which has once been very successful.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, sitting room, kitchen and bathroom decorated to a very high standard.

FINANCIAL

Annual Rent: £22,500
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
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.

BDM VISION

This is a great example of a community focused pub and would welcome a local person who is familiar with running a similar style pub. A strong