admiral
TAVERNS



ZERO BUSINESS RATES*

MALTINGS, WARE

WARE, SG12 0AD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Strong wet led community local
- Internal investment planned
- A great demographic

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Maltings is a spacious, detached pub with a single-bar layout, recently refreshed with an attractive external refurbishment and exciting plans for a stylish interior upgrade. Nestled just off the vibrant town centre of the historic market town of Ware, this venue benefits from a prime location and an affluent local demographic. Boasting excellent transport links to London and neighbouring Hertford, Ware is home to nearly 20,000 residents, offering a strong customer base. The pub features an open-plan design and focuses on a wet-led trade, making it a perfect spot for social gatherings and lively community events.

Pub Layout

The Maltings features a spacious, open-plan layout with a distinctive L-shaped bar, designed to create a welcoming and sociable atmosphere. It's a popular spot among locals, especially those who enjoy pub sports—with darts being a particular favourite. There's great potential for a strong cask ale offering to complement the community feel. Outside, guests can relax at the bench seating area, ideal for warmer days. Plans are also in place for an internal refurbishment, promising to enhance the overall ambiance and comfort of the space.

TRADING STYLE

This lively, wet-led pub is a popular local hub, known for its sociable atmosphere and strong community feel. With a focus on pub sports like darts, it offers great potential to develop a standout cask ale range. Plans for internal investment and regular entertainment, such as quizzes and live sports, make it an exciting opportunity to build on its loyal customer base.

ACCOMODATION

Private Accommodation
2 bedrooms, lounge, bathroom and kitchen.

FINANCIAL

Annual Rent: £23,500
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater.
Working Capital: £5,000
Stock: £2,000
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

We're looking for a licensee that will focus on all community activities; driving events and reasons to visit. Real ale could be a strong focus alongside sports and entertainment. this could be an opportunity for a new starter into the industry with a strong focus on trade building, marketing and promoting events in a strong demographic.

Cask Ale Live Music Sports Teams

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns