



MEN OF MARCH, MARCH

MARCH, CAMBRIDGESHIRE, PE15 8EH

- Great edge of town centre location
- Outside seating space
- Commercial kitchen for small food offer

YOUR INVESTMENT:
£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Men of March is a detached building located on a sizeable corner plot close to the centre of March in Cambridgeshire just off the A141 between Peterborough and Kings Lynn. It's on one of the main roads leading into March and is the only pub in the 'West End' area of town and as such is a community hub for locals. March is an attractive Market Town with a population of 22,000 and agriculture as well as food processing are key to the local economy.

Pub Layout

The Men of March operates from a main bar with an additional long corner server which allows most of the pub in sight while serving. The pub has two distinct trading areas, to one side you will find a dining area which covers for 24 diners and adjacent to this is a games area housing a pool table and darts board making this the ideal space to host local sports teams. There is a well-equipped trading kitchen just off the bar and the toilets are upstairs with a disabled access toilet downstairs. To the front and side of the pub there is a parking area and a recently complete external drinking area split into two areas, one having a paved seating area and the other an artificial lawned grass area making this suitable for all year round.

TRADING STYLE

The Men of March is key to the local community and is well supported through the locals who enjoy the pub for a drink and to take advantage of the sports offer here in way of the pool table, darts board and televised sports. As advised, sports are key here and there are a number of teams in place. The food offer has increasingly become more important here to support the local community and would be welcomed by a relaunched quality value led menu fulfilling further potential here. Weekends are especially busy, in particular Friday nights and Sunday daytimes, making this a priority to focus on.

ACCOMMODATION

Private Accommodation

To the first floor you will find the private accommodation which is in good order and consists of three bedrooms, bathroom and a kitchen.

FINANCIAL

Annual Rent: £19,000

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

Working Capital: £3,500

Stock: £2,500

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

BDM VISION

The Men of March would suit a community pub operator who would be driven to engage locals and get involved with sports teams. There is also an opportunity for a quality, but value led food offer which would be attractive to the locals. It enjoys a decent visible location and is in good order throughout. There are plenty of opportunities to develop trade and be the hub of this side of March