

MERMAID, SHERBORNE

SHERBORNE, DT9 4JD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Mermaid is situated in Sherborne, Dorset which is without a doubt one of the most beautiful towns in England. With an abundance of medieval buildings, a superb Abbey, world famous schools, two castles and more, Sherborne has something to offer all of those who visit. Sherborne is a busy business and market town for many of the surrounding hamlets, yet still remains small and specialist with a shopping centre showcasing a large choice of handcrafted and local goods. Ideally located on the Dorset and Somerset border it has excellent transport links enabling the town to flourish all year round and for people to marvel at and explore the beauty that is the un-spoilt Wessex area of Dorset. Sherborne has a population of approximately ten thousand.

Pub Layout

The pub has a fully stocked public bar to the right on entering the main entrance and a separate restaurant to the left with double doors leading out to the garden. There is a large beer garden to the rear of the pub with outdoor furniture which is ideal on those sunny days when out exploring with the family. Off from the restaurant there is a fully equipped trade kitchen. From the public bar you can access the toilets, the skittle alley and the garden. The stairs go up to large first floor function room available for those special occasions such as christening parties, wakes, birthdays and wedding anniversaries. Just off of the garden is a large carpark for circa twenty cars.

TRADING STYLE

The pub is well supported by locals and visitors with strong wet sales and currently has a traditional pub menu offer. The wet and dry split is approx. 70% wet and 30% food and there is a good range of lagers, real ales and cider. The main bar is perfect for watching sports, playing pub sports and has an attractive light and airy feel to it. The restaurant is in good decorative order with comfortable tables and chairs to enjoy a meal. The garden is great for families on sunny days and with its patio and grassed areas, lends itself to alfresco dining during the summer months.

ACCOMODATION

Private Accommodation

The private accommodation has recently benefited from a refurbishment and is in good decorative order, consisting of three bedrooms, a kitchen, bathroom, lounge and office space.

FINANCIAL

Annual Rent: £29,000

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

Working Capital: £5,000

Stock: £3,500

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



Sports Driven



Community
Local



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music

BDM VISION

The Mermaid offers a great opportunity for an experienced operator who can passionately and creatively exploit the already successful existing income streams in terms of food, drink, events and functions to really take this fantastic facility up to the next level of hospitality. The pub deserves to be a great mixture of family friendly alongside a proper community venue to make it the real 'hub' of the local area. Food will play an important part in the increased ongoing success of the pub, along with a friendly and engaging tenant, who will work with the locals to promote pub teams, sports and events.



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