



MERRY MONARCH, LEICESTER LEICESTER, LE3 0QD

- Strong established regular trade
- Separate function room with dancefloor
- Fantastic wet led opportunity

YOUR INVESTMENT:
£9,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Merry Monarch is a large 1960's detached pub situated on the outskirts of the diverse university city of Leicester in the suburb of Westcotes. The pub has a varied local demographic who regularly visit the pub. The pub has excellent main transport links to the city centre making it a good stop-off for customers heading into town of an evening, with a small shopping arcade nearby. The Merry Monarch is also only a couple of minutes from Leicester City's King Power Stadium, several parks and all city centre amenities.

Pub Layout

The bar entrance leads into the main bar area, featuring a pool table, dartboard and numerous tv screens for customers to enjoy live sports coverage. The fixtures and fittings include a large fixed seating area with loose tables, which can easily accommodate thirty to forty people plus vertical drinkers. The spacious function room is accessed through a separate entrance, with the main bar servicing both sides of the pub. This room has a wooden dance floor, fixed seating areas, loose tables and chairs and a large projector screen which has previously been used to show major sporting events. Externally there is a large, grassed drinking area and covered smoking shelter. There is also a public pay and display car park adjacent to the pub.

TRADING STYLE

Trading Style

The pub currently operates as a busy community pub, showing live sports and hosting a pool and darts team. Our vision is to maintain existing trade but to build and offer more to the community – utilizing the full area of the pub as well as introducing a simple food offer which would provide an additional income stream, along with a regular entertainment programme.

ACCOMMODATION

Private Accommodation

The private accommodation is of a good size and provides ample space for a family. The first floor consists of two bedrooms, large living room/lounge, kitchen and domestic bathroom. It also has an additional roof terrace which is for the private accommodation.

FINANCIAL

Annual Rent: £26,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,500

Stock: £2,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

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.

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

I am looking for an applicant who can run a diverse community pub – someone who understands the needs of the local community and that can incorporate something for all ages. A strong marketing plan that caters for day and evening trade and enhances the current offering.