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TAVERNS



ZERO BUSINESS RATES*

MIKADO PHEASANT, KETTERING

KETTERING, NN15 6JS

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Great location surrounded by housing.
- Community local
- Zero business rates*

YOUR INVESTMENT:
£8,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Mikado Pheasant is located in the densely populated area of Kettering, surrounded by local housing. Kettering is a market and industrial town and civil parish in the North of Northamptonshire. It is located 67 miles north of London and 15 miles north-east of Northampton.

Pub Layout

The Mikado Pheasant is made up of two distinctive trade areas. Upon entering via the main entrance you will find yourself in the main bar. Here you will find a mixture of fixed and loose seating, a one bar servery – well stocked, pool table and darts area. The Lounge/function room can be access via the main bar. Again with a mixture of fixed and loose seating with its own separate bar. Behind the main bar you will find a small food preparation area. To the right side of the pub is where the carpark is located and to the left there is a small external drinking area with benches.

TRADING STYLE

Nestled in the heart of Kettering, The Mikado Pheasant is more than just a place to grab a drink – it's a vibrant hub for locals and visitors alike. Trading exclusively as a wet-only community pub, The Mikado Pheasant is beloved by residents in the immediate area. We believe with a good licensee and a welcoming atmosphere it can bring the neighbourhood together. The pub hosts weekly sports events such as pool and darts and has a good turn out from teams each week.

There is a large scope to develop the Mikado Pheasant into the ultimate community destination. The spacious outdoor area should be utilised for community events, from lively markets to summer barbecues. And upstairs, the versatile function room has potential to be well-used to host everything from special events to local workshops.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, living room kitchen and bathroom.

3+ Private Bedrooms | Car Park | Function Room | Food Preparation Area | Sports Teams

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FINANCIAL

Annual Rent: £10,000
Security Deposit: Initial deposit of £3,000 building up to 5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £3,000
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 'Additional Info' tab.

BDM VISION

The Mikado Pheasant should be the go to community pub. The new licensee (s) should embed themselves within the community. To drive the sales and increase trade we envisage that pub should introduce live sports, a regular calendar of events such as live music, Karaoke, quiz's etc…. There is no catering kitchen here but there is space to deliver a small back bar/handheld food offer – this would be a welcome addition.
We are seeking a licensee (s) who will attract business through various marketing tools including social media. Ideally the licensee (s) will be passionate about quality beers and ales and possess exceptional customer service and engagement skills along with fantastic standards that will be key.


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Car Park


Function Room


Food Preparation Area


Sports Teams

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