



NEVILLE ARMS, NOTTINGHAMSHIRE KINOULTON, NG12 3EH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Neville Arms, nestled beside the serene village green of Kinoultton, stands as a beacon of tradition and community in this affluent enclave just a stone's throw from Nottingham. With its roots tracing back to the 1860s, this expansive and detached pub boasts a rich tapestry of history and heritage. As a fixture of the village for well over a century. The pub is a central part to this village and the new licensee will want to continue to grow this fantastic business.

Pub Layout

The Neville Arms is a fantastic opportunity and has huge potential. Upon entering, guests are greeted by the inviting ambiance of the traditional bar, where they can unwind with a refreshing drink and soak in the pub's timeless atmosphere. The bar is well stocked with a great product range and caters to all tastes. The eclectic furniture, carefully chosen to complement the pub's style, adds to the unique charm and character of the space. A focal point of the pub is the welcoming open fire, casting a warm glow and inviting guests to gather around and is popular in the winter months. The layout of The Neville Arms caters to a variety of preferences, offering both formal and relaxed dining/drinking areas to suit any occasion whether it be a family enjoying Sunday lunch or a group of friends catching up. You could easily separate areas of the pub to allow small functions or clubs. The well-equipped kitchen is ready to go and has the capacity to allow the new license to hit the ground running. Externally, the pub offers a large, enclosed beer garden, providing the perfect setting for al fresco dining or simply basking in the sunshine. Additionally, the ample car park with 25 spaces ensures convenient access for guests arriving by car. Both external spaces lend themselves to offering community events throughout those summer months.

TRADING STYLE

As the Neville Arms is the only pub in the village, it is indeed the heart of the community the new licensees would want to reposition the food offering to include traditional favourites alongside weekend specials. Weekly promotions like pie and a pint nights and Fish Fridays can add a good value element and encourage regular visits from the locals. Using local produce not only supports nearby businesses but also adds freshness and quality to the dishes. It's a win-win situation. Ensuring consistent standards of food will keep customers coming back for more. You would want to consider events like quiz nights, live music, and themed parties to draw in locals. With the right balance of creativity, tradition, and community engagement, the Neville Arms could become even more of a cherished hub for the village.

ACCOMMODATION

Private Accommodation

The private accommodation consists of three bedrooms, a lounge, kitchen, utility, and bathroom. The accommodation is in good condition and is accessed through the pub and makes a great space for a family or couple to call home.

FINANCIAL

Annual Rent: £23,000 (Starting rent of £50 (net) per week available)

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

Working Capital: £3,000

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 term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a full data room or further information please contact the



Community
Local



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music



Kitchen

BDM VISION

We are looking for an experienced couple or individual with a food background, previous experience in a similar style business is vital. You will need to have strong business controls and good marketing skill set. Your standards must be at the top of the game and ensure constituency in delivering good food and service. You will need to think outside the box and ensure the rhythm of the week caters for the wider market with some weekly food promotions as well as some varied entertainment along side quiz nights and hosting community events.



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