



GOLDEN LION, HOLT

HOLT, LL13 9JP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Golden Lion is located in Holt, a small village in North Wales, that sits on the banks of the River Dee. The Dee marks the boundary between Wales and England and Holt Bridge was an important border crossing for centuries. The village has a population of approximately 2,000 and is a delightful place to live with a wide range of businesses and a thriving community. Holt is accessible via the A148 road, which connects it to other nearby towns such as Fakenham and Cromer. The village itself is served by local roads.

Pub Layout

The pub has recently been refurbished. The layout is open plan and the 'L' shaped bar servery easily serves all trading areas. Entrance to the pub is directly off the main road into a cosy snug area which benefits from a log burning stove. The area to the right is currently being used to provide additional dining covers to the rear dining area but could easily be utilised as a drinking area. The restaurant situated at the back can easily accommodate 40 covers and has a rustic feel. This area leads, via French doors, out onto an impressive beer garden which is overlooked by St Andrew's Church. The garden is a fantastic addition with a large grassed area used for community events and beer festivals as well as the locals who like to sit out on a summer evening and enjoy a drink or two.

TRADING STYLE

The Golden Lion is a thriving community pub, well known for its wide range of beers, wines, spirits and great quality yet value for money food offer. As the pub is situated next door to St Andrew's Church this can add an additional income stream catering for events including family gatherings. The entertainment programme will need to be developed and should include weekly quiz nights, live bands/acts and various themed nights to get the local community supporting this vibrant pub.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor and consists of three bedrooms, lounge, kitchen and bathroom all of which are well presented and in good order.

FINANCIAL

Annual Rent: £18,500

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

Working Capital: £3,000

Stock: £2,000

Fixtures and Fittings: To be confirmed upon valuation – funding options 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 Golden Lion is a thriving community local, offering something for everyone from families who want to enjoy a bite to eat to walkers looking to enjoy a local ale. The pub would suit a couple who are able to manage a pub kitchen and front of house requirements between them. They will be passionate about quality produce, excel with retail standards and will be keen to engage with the local community to ensure the Peal 'O' Bells is the hub that it should be.



Community
Local



Open Fire



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Car Park



Beer Garden