



RAMPANT HORSE, HULL

HULL HU6 9DT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£8,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Rampant Horse is a wet led community pub located on the Orchard Park Estate in the north west area of the city of Hull. Nestled in the heart of a large community housing estate the demographics show a population of more than 23k within a one mile radius. This is an exciting opportunity for either a new starter or an experienced operator.

Pub Layout

The Rampant Horse is a traditional wet led community pub with two separate trading areas, as you walk into the pub via the carpark you enter the main bar, this is a large room with ample fixed seating and a dedicated pool area large enough to house two tables, there are also two darts boards which is a welcome addition to the pub, supporting the local sports teams. There are also two TVs in this area, the toilets are also accessed via this room. The second trading room has a stage for live acts and could also be used for functions benefiting from having additional toilets and separate access. To the front of the pub is a beer terrace with wooden benches for external drinking and to the rear is a car park capable of parking up to 10 vehicles.

TRADING STYLE

The Rampant Horse is a traditional community pub, with a well-stocked bar featuring a range of popular brands. There needs to be a strong focus on pub sports teams, live music and quiz nights ensuring there is a strong rhythm of the week. Given the size of the pub and the two separate areas it could easily lend its to functions and community events.

ACCOMODATION

The private accommodation consists of three bedrooms, lounge, bathroom and kitchen

FINANCIAL

Annual Rent: £18,000

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

Working Capital: £2,000

Stock: £1,000

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

The experience and qualities we consider desirable to run this venue include drive and enthusiasm, and ideally someone who is passionate about running a local community pub. An interest in sport would be beneficial, but more importantly the need to maintain good standards and deliver regular activity such as quiz/bingo, occasional karaoke and fund raising for the benefit of the local community is key to continuous success at this site.



3+ Private
Bedrooms



Cask Ale



Live Music



Car Park



Beer Garden