admiral
TAVERNS



ZERO BUSINESS RATES*

RAWDON ARMS, SWADLINCOTE

MOIRA, DE12 6AL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Great community pub
- Zero business rates*
- Rarely available

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Rawdon Arms is a large detached building that occupies a prominent, corner, roadside location in Moira. Moira is a former mining village about 2.5 miles south-west of Ashby-de-la-Zouch. The village is about 3 miles (5 km) south of Swadlincote and is close to the boundary with Derbyshire.

Pub Layout

Upon entering through the front door, you step into the pub via a porch, leading into the spacious trading area with an open-plan layout. To the right, there's a walkway leading to the toilets, a darts board, and to the left, you'll find the pool area. The establishment boasts a single bar for patrons to enjoy. Facing the front of the building, to the right there is a small car park which can cater for circa 6 vehicles and to the rear is the external drinking area. There is further external seating to the front of the pub also.

TRADING STYLE

Currently, the Rawdon operates as a wet-only community pub. It features televised sports for patrons to enjoy, hosts a weekly quiz night, and occasionally offers live entertainment.

ACCOMODATION

Private Accommodation

This accommodation consists of three bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Annual Rent: £22,000
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: £4,000
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.
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

We are seeking an licensee who possesses a deep understanding of the local area and harbour's a genuine passion for running a community pub. This individual should be committed to engaging with all members of the community, ensuring inclusivity, and revitalizing the pub as the preferred gathering spot for both long time patrons and newcomers alike. There is scope to introduce a simple backbar food offer and increase on the current rhythm of the week. The Rawdon could suit someone new to the trade or an experienced licensee.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Live Music | Sports Teams

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