



RED HART, FLYFORD FLAVELL KINGTON, WR7 4DD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Red Hart is a charming, detached periodic pub in the idyllic village of Flyford Flavell in Kington, Worcester. This beautiful village pub oozes history, as this old inn has been trading as such since the 17th century and is the hub of this community, standing prominent between two villages on the main A422 Worcester to Stratford road with the vibrant city of Worcester just 10 miles away.

Pub Layout

The Red Hart is steeped with history and periodic features. On entry you are greeted with three distinct trading areas. The main bar is well stocked with a premium drinks range and cask ale and is complimented by the traditional décor with its beautiful wooden beams and panelled walls. There are two dining areas with eclectic loose seating, tiled flooring and the lovely log fires creating a welcoming a cosy atmosphere in the colder winter months, with a full operational commercial kitchen to the rear. The beer garden is situated to the front of the pub along side the car park which can accommodate up to 20 vehicles.

TRADING STYLE

The Red Hart, is a fantastic example of a great community food pub, complimented by a fantastic range of premium spirits, cask ales, wines and great coffee from the bar. The food at present is of a high standard with fantastic promotional offers with Sunday lunch extremely popular. The beer garden lends itself to community events which could be hosted throughout the year.

ACCOMODATION

Private Accommodation

This accommodation consists of two bedrooms, kitchen, sitting room, office and bathroom.

FINANCIAL

Annual Rent: £23,500 – Starting rent of £110 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: £2,000

Stock: £5,000

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

This stunning pub in beautiful surroundings is a fantastic opportunity and offers a “wow” factor. I am looking for an experienced licensee/couple with vast knowledge of running food led community pubs. You will have experience in preparing and delivering a high standard of good quality home cooked traditional pub fayre. You will be skilful and familiar with all areas of social media and modern marketing techniques. These will be used to drive footfall and awareness as this is a small village surrounded by several well established food pubs/restaurants all within a two mile radius. A focus on engaging with the community is critical and creating a memorable experience every time is key to keeping your locals. Championing customer service, the right retail offer, high standards and operational excellence will be



Open Fire



Cask Ale



Kitchen



Car Park



Beer Garden