



RETIRED SOLDIER, MALVERN MALVERN, WR14 1PD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Retired Soldier is a traditional pub in Malvern Link in the heart of The Malvern Hills, Worcestershire. Malvern is a historical Victorian Spa town within an area of outstanding natural beauty and boasts three town centres, a regular monthly farmers market and also the annual vintage retro fair. With two railway stations and a great road links, Malvern is a very accessible area for commuters and tourists alike. The pub itself benefits from a close-knit local community and is under a kilometre from one of the local train stations and has regular buses linking to Malvern town centre.

Pub Layout

The Retired Soldier is a two-room operation serviced by a well-stocked single bar servery. Its layout is practical and compact which allows ease of service to all areas of the pub providing the opportunity for a single person operation. It is in good decorative order and has been well looked after. Externally the pub has a small patio area to the front which proves popular in the Summer months and the domestic kitchen is located on the ground floor to the rear of the bar.

TRADING STYLE

This pub has a good reputation within the community as a great cask ale pub and is proud of its Cask Marque accreditation. The licensee has created a warm and friendly welcome to both locals and visiting tourists and has previously been known as a destination for sports fans to watch live action sports whilst enjoying a beverage with friends. The Retired Soldier has historically had it's own darts team and this was a welcome addition to the income at the site, having regular league matches with the local community.

ACCOMODATION

Private Accommodation

The private accommodation has two bedrooms, kitchen, office, and bathroom all in good order.

FINANCIAL

Annual Rent: £16,000

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

Working Capital: £2,000

Stock: £2,000

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.

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 new licensee will ideally have a great knowledge of the local area and they will continue to keep the traditional pub values and feel of the pub, putting the local community/customers at the forefront of everything they do. I am looking for an individual or couple with an excellent knowledge in cask ale who can show they have determination and a passion for people, product and business. I believe that someone that wants to make a difference to their local community will really have a great opportunity here and the ability to enhance the small back bar snack menu and introduce an active rhythm of the week, will increase



Community
Local



Open Fire



Cask Ale



Sports Teams



Beer Garden