



ROBIN HOOD, SWANNINGTON SWANNINGTON LE67 8QQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£7,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Robin Hood is a detached pub situated in the village of Swannington, a former mining village in Leicestershire between Coalville and Ashby-de-la Zouch. The pub is surrounded by houses, has excellent local transport links and is well supported by the local community. The area is also popular with people enjoying a drive out to the more rural parts of Leicestershire.

Pub Layout

The pub has two distinctive trading areas both served from the prominent central bar servery. On the left is the main bar area which is regularly used by the locals to enjoy a drink and to watch the live sports – there is a dartboard for the customers to enjoy as well as two TV screens. On the right of the pub there is a relaxed dining space with softer furnishings which can hold around 35 covers. The décor throughout is traditional yet fresh which is in keeping with the tradition of the building. The pub is very well maintained with both loose and fixed seating throughout. It is eclectically balanced with both wooden floors and carpeted areas. Externally to the rear of the property there is a large, enclosed beer garden with around eight benches, and to the front is a seating area with a further three benches along with parking spaces for up to six cars.

TRADING STYLE

The pub currently trades as a well supported community local with a traditional homemade food offering. The drinks range caters for all with a good wine menu, popular cask ales and premium spirit range. The kitchen currently serves food seven days a week, with Sunday lunch being very popular and they also have a strong rhythm of the week with midweek themes offering steak nights & pies. There is scope to develop the current offering with quiz nights and the introduction of live music at a weekend, along with possibly developing pub sports through a darts

ACCOMODATION

The private accommodation is in good order and consists of three bedrooms, kitchen, bathroom and sitting room.

FINANCIAL

Annual Rent: £18,500

Security Deposit: £2,000 (building up to £5,000 during tenure) 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 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

This exciting opportunity has become available due to the current publicans taking the decision to retire after nearly 15 years in the pub. This is a well-established business therefore you will need to be able to plan and deliver a strong marketing plan and have experience in delivering and further developing a traditional home cooked pub menu, alongside embedding yourself in the local village life to make this the go to pub for the community.



Food
Preparation
Area



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden