



SHEPHERD'S ARMS, WAKEFIELD

HORBURY, WAKEFIELD, WF4 5DA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Shepherd's Arms is situated on the outskirts of Horbury, a vibrant and up-and-coming town in Wakefield. Horbury boasts high-class establishments, primary and secondary schools, with convenient transport links via the M1 motorway. The town is located north of the River Calder, three miles southwest of Wakefield and two miles south of Ossett with a population of approximately 15,032.

Pub Layout

The Shepherd's Arms features two distinct serving areas. The bar area accommodates around 20 people and includes TV screens for live sports. Additionally, there is an annex room with a large pool table and darts board, making it an ideal space for sports teams. The second serving area is divided into three sections, primarily used as a dining area with a capacity of approximately 60 people. On weekends, this space can transform into a stage area for live performances. Refurbished in 2022, the pub looks beautiful internally with both bars enhanced by open fires, which contribute to the atmosphere and ambiance. The pub also includes a fully equipped catering kitchen located to the right of the bar. Externally the Shepherd's Arms boasts ample outside space at the front and rear, which offers potential for further development, though it has not yet been utilized to its full capacity.

TRADING STYLE

The Shepherd's Arms was refurbished in 2022 and is a well-regarded establishment that predominantly operates as a food-led pub. It boasts a strong reputation among the local community for its offerings. The pub specializes in traditional, home-cooked meals available during both lunch and dinner times, catering to the mid-market segment. In addition to its food, The Shepherd's Arms features a well-stocked bar that serves a variety of drinks, with a notable selection of cask ales.

ACCOMMODATION

Private Accommodation

The private accommodation, located on the first floor, comprises four large bedrooms, an office, a family bathroom, an extra-large lounge and kitchen.

FINANCIAL

Annual Rent: £46,000

Security Deposit: £6,000

Working Capital: £5,000

Stock: £3,000

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.



Community
Local



Open Fire



3+ Private
Bedrooms



Cask Ale



Function Room



Kitchen



Car Park



Beer Garden

BDM VISION

The Shepherds Arms is an amazing opportunity for an experienced and knowledgeable licensee. An established and strongly performing business with great potential to grow from its current position, it requires an individual or couple to really take this pub to the next level. This is an amazing opportunity for a licensee who will engage with local groups, charities, and organisations which can significantly enhance its appeal as a community hub. The pub has the scope to attract a diverse range of customers with the opportunity to improve and build on the current food offer by leveraging a fantastic drinks offer to compliment the already established food trade. Hosting various events such as quizzes and special themed nights with a strong marketing plan to execute this is key to its success. Exceptional retail and customer service skills, a passion for hospitality and a keen interest in serving the community will revive the Shepherds Arms as a traditional British pub with a warm and cosy welcome.

