



SWAN, RUSHDEN

RUSHDEN, NN10 0SR

AGREEMENT TYPE:

LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:

£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Swan is located in the small Hamlet of Newton Bromswold. The hamlet is 8 miles from the new shopping complex of Rushden Lakes and is surrounded by beautiful countryside which is popular with destination diners, tourists and walkers. The Swan features in one of local author H.E Bates's novels, and was frequented by US bomber pilots from nearby RAF Chelveston in the war

Pub Layout

The three trading areas at the Swan are fed by the main bar area. The bar itself is situated at the rear of the building looking out towards the beautiful gardens. This area can seat 30 – 40 people and has stunning views of the church. The entrance from the pavement or car park leads directly into the main bar area which is home to a fantastic skittle table that is popular with the locals. To the side of the bar there is a separate room that can accommodate small groups and has previously been used for local meetings or charity events. There is a car park on site making this the perfect destination local.

TRADING STYLE

The pub is in excellent condition and has a wealth of period features including open fires and welcomes both regular drinkers and walkers who like to socialise with friends. The pub is renowned for its wonderfully kept and poured cask ale and has previously offered food a few years ago. A food offering could be re-introduced however compliance works would need to take place in order to promote a more substantial food offering. The continued focus on attracting locals and walkers, incorporating team sports and local charity events will ensure this pub continues as the hub of the community.

ACCOMMODATION

Private Accommodation

The private accommodation consists of two good sized bedrooms, a lounge and a newly refurbished bathroom. The kitchen is located downstairs and serves as a domestic kitchen.

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

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

The Swan is the village gem. The ideal licensee will be someone that is prepared to run the pub as if it's an extension to their very own living room. A warm, welcoming pub that has remained relatively unchanged over the years focusing on incredible cask ale and a personal and friendly customer service. The ideal licensee would be someone who likes quieter village life, but is passionate about being the pillar of the community, enjoys organising small events, sports nights, darts and



Community
Local



Cask Ale



Live Music



Sports Teams



Car Park



Beer Garden