



SWAN INN, WORCESTER

WORCESTER, WR1 1JE

- Fantastic main road location
- Letting rooms
- Refurbishment plans

YOUR INVESTMENT:
£8,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Swan Inn enjoys a prominent central position on the main A38 Road into Worcester City Centre. The pub benefits from being close to residential streets, local businesses and schools. The pub is within easy walking distance of all local shops and amenities, the bus stop is directly opposite the pub and the train station is less than one mile away on foot.

Pub Layout

As you enter the Swan Inn, you enter a large open plan room on the ground floor with a central bar in front of you. The bar offers all round vision as well as allowing ease of service to all areas. There is a pool, darts and sports area to the right hand side which also hosts a fruit machine and juke box. On the left side, is a mixture of fixed and loose seating that can be utilized to watch sports on the television as well as allowing drinkers to sit or stand. To the front of the pub is some seating which doubles up as a smoking solution together with a car park that fits approximately six to eight cars.

TRADING STYLE

The Swan can be a really successful community local pub, with a strong emphasis on weekly entertainment, live sports and sports team. Live music has historically been popular and the pub runs a host of events such as quizzes, discos, karaoke nights, fundraisers and special events driving the community spirit that the Swan thrives on. The bar is well stocked with a good range of beer, wine, lager and spirits. There is a small food preparation area that would enable the introduction of a basic snack and food offer. The Swan also benefits from three letting rooms; two double and one single all of which are en-suite.

ACCOMMODATION

Private Accommodation

The domestic accommodation is of a good size and provides ample family accommodation. This consists of two bedrooms, lounge, kitchen and domestic bathroom.

Letting Accommodation

The trade accommodation consists of three en-suite rooms. Two of which are doubles and one is a single.

FINANCIAL

Annual Rent: £13,500

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: £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.

BDM VISION

The Swan is a traditional community wet led local. Admiral Taverns are looking for a licensee that is confident in re-launching a refreshed pub and an exciting offer. The ideal person will be someone who relishes in becoming a local community pillar, driving a community pub forward and who enjoys throwing themselves into pub and community life.

To further increase turnover there is the opportunity to introduce a back bar food offer or a sandwich and snack type menu. There is also scope to introduce hot pies or the offering of some sort of local provenance. The ideal licensee would also have a passion for good beer, exceptional customer service and driving the community feel that this site thrives on. There is also room to develop and grow the ever expanding cask ale offer here.