admiral
TAVERNS

Black Horse, Appleby Magna

BLACK HORSE, APPLEBY MAGNA

APPLEBY MAGNA, DE12 7AH

- Great food opportunity
- Established cask ale business
- Lovely village location

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Black Horse is situated in the aspirational historic hamlet of Appleby Magna in Leicestershire, home to the renowned Sir John Moore Foundation primary school, approximately eight miles south of Burton Upon Trent, nine miles North of Tamworth and 18 miles North of Birmingham with the M1 and East Midlands airport 12 miles to the North on the A42. This detached property is located centrally in the village and is set in its own grounds.

Pub Layout

The pub has three trading rooms, two of which are currently used as dining areas, with the third providing a comfortable relaxed area for drinking and informal food service with the bar located here providing a central service to all rooms. To the rear of the building there is a small patio area with a further gravel area and large car park.

TRADING STYLE

The pub currently trades mainly as a 50% food/50% wet operation with an opportunity to further develop the food offer. There is an excellent range of keg beers, lagers and ciders with an established cask ale market alongside an excellent range of wines, spirits and soft drinks. The current food offer comprises of a traditional home cooked pub food menu supplemented with sandwiches & lighter bites.

ACCOMODATION

Private Accommodation

The accommodation is accessed via the pub consisting of three large bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Annual Rent: £20,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £2,000
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 licensee should have experience of preparing and delivering a good quality home cooked food menu environment. They should be familiar & skilful with modern marketing techniques as this is a small hamlet but is surrounded by several villages. Engaging marketing is key to attracting from these communities to increase footfall and to drive the food offer. Admiral Taverns may present the opportunity of a capital refurbishment for the right licensees with a visionary business plan.