

FORD GREEN, STOKE ON TRENT

NORTON, ST6 8LS

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£7,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Ford Green, Norton is located in the north-east of Stoke on Trent. The Ford Green is a small estate-type pub located on the main road and is set in a residential area surrounded by a combination of terraced and semi-detached housing all in easy walking distance of the pub.

Pub Layout

The pub trades as a one room operation and is recently decorated throughout. As you enter the pub, you find yourself in the bar with a pool table located to the right and a well stocked bar servery to the left. Throughout the bar is a mixture of fixed, loose and vertical seating surrounded by three large TV's showing live sports, a duke box and two games machines. The ladies and gents toilets are accessed via the bar. Externally and to the rear is a large external drinking area which is a real suntrap in the summer months.

TRADING STYLE

The Ford Green is a community pub in a densely populated suburb of Stoke. The pub is popular for games and sports teams and presents a great opportunity for the future licensee to become part of the community. The pub is trading well and provides a strong base however the new licensee should focus on building on this by encouraging new customers to use the pub through entertainment, sports teams and events which will boost the overall profitability for this pub. The outside drinking area is also another way to enhance trade, particularly during the summer months as locals like to enjoy the sunshine whilst socialising with friends and family.

ACCOMODATION

Private Accommodation

The accommodation is accessed via the pub, behind the bar. Split over two floors, on the first floor is the kitchen and lounge with the three bedrooms and bathroom located on the second floor.

FINANCIAL

Annual Rent: £15,000

Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £1,500

Stock: £2,500

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 ideal licensee will be able to demonstrate the drive and passion to ensure the pub remains at the heart of this community. They'll need to



3+ Private
Bedrooms



Live Music



Car Park



Beer Garden