



PEEL ARMS, MARKET DRAYTON

MARKET DRAYTON, TF9 4JY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Peel Arms is situated in Ashley, Market Drayton. A traditional country village pub & has been for over 200 years, it is said that parts of the building date back to the 17th century. Located in the attractive Staffordshire village of Ashley, mid way between Newcastle & Market Drayton, just off the A53. In terms of the community, it serves the local area of families across the spectrum of age groups from families to middle aged, more mature families as well as retired people made up of a population of approximately 508. In terms of the local area there are a number of other food operators from independents to branded operations whereas the Peel is a community pub with food. The great USP for the site is the beer garden as well as great homecooked food.

Pub Layout

The main entrance of the pub is located from the car park which has space for several vehicles, as you enter the pub you are directed into the lobby where you will find the toilets. As you enter the main trading area, which is a one room operation and opens out to an extensive space. To the left of the entrance is the bar with two snugs and a dining area to the right with plenty of tables and chairs. There is a well-equipped catering kitchen to support the home cooked food offer that is currently in place. There are patio doors leading out to the large beer garden, which is mainly laid to lawn, making the perfect space for families and outdoor events. The décor is quite traditional with flag floors, carpeted areas and an open fire. There is a real cosy vibe when you are in the pub.

TRADING STYLE

Potential for a place like the Peel Arms could lie in various avenues; Community-based initiatives such as family fun days, fairs, live music, charity nights, quiz nights and themed food nights should also be on the agenda for this fantastic pub to bring the community together. Food and drink are key to evolving this business and should compliment the food menu. A cask ale lover and / or wine enthusiast would not be out of place with the locals of Ashley. There really is something for everyone at this pub no matter what age! The beautiful beer garden that is located to the rear of the pub is a hotspot for locals in the summer months and is also home to some of the popular community events that exist in Ashley village throughout the year.

ACCOMODATION

Private Accommodation

The private accommodation is in good order and consists of: Living room, kitchen, bathroom and two bedrooms.

FINANCIAL

Annual Rent: £24,000

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

Working Capital: £4,000

Stock: £2,500

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.



Open Fire



Cask Ale



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden

BDM VISION

Admiral Taverns are ideally looking for an individual or couple who can embed themselves into the community, focusing on the front of house whilst developing the food offer. The Peel Arms should be the go-to community pub for every one. It should offer quality, home cooked food along with well-kept ales and a good range of wines and spirits. It should be the go-to place for when customers want to catch up with friends, celebrate occasions or simply enjoy a meal.



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