



THREE COOPERS, BEDALE

BEDALE, DL8 1AL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Three Coopers is a charming establishment nestled just off the high street in Bedale, a picturesque market town in North Yorkshire. This delightful town is situated only two miles from the A1 motorway and serves as the entrance to Swaledale and the Yorkshire Dales, earning it the title of “The Gateway to The Dales.” Bedale is steeped in Georgian history, with elegant buildings lining its historic market square. Among its architectural treasures is the 12th-century Church of St Gregory, often celebrated as one of Britain’s finest places of worship. Visitors to Bedale can enjoy unique shops, scenic walks, and a variety of family friendly attractions. For those interested in heritage travel, Bedale boasts its own railway station, Bedale Station, part of the Wensleydale Railway. This heritage railway offers limited services connecting the town to other charming destinations in the area. Whether you’re exploring the beauty of the Yorkshire Dales or simply strolling through the town’s welcoming streets, Bedale offers a memorable experience for all.

Pub Layout

Upon entering the pub, you are welcomed by the bar area, which serves as the central focal point of the space. To the right, there is a small seating area with an inviting open fire, accompanied by a raised section featuring a darts board. To the left of the entrance, a cosy seating area overlooks the main bar and leads down a few steps to the pool area. This space also offers access to the toilets, the catering kitchen and the outdoor area. The interior is a blend of wooden and stone flooring, complemented by exposed brick walls and low-beamed ceilings, which enhance the rustic charm of the pub. The bar itself is a standout feature, with its traditional dark wood design and an exposed brick front, exuding character and warmth. The outdoor area is divided between stone-paved and grassed sections, with a small smoking solution and benches scattered across the grassed area, providing a relaxing spot for guests to unwind.

Additionally, the pub offers four letting rooms, each with an en-suite bathroom. The rooms include two doubles, one twin, and one king-sized room. Guests can access the rooms either through the pub during opening hours or via a separate entrance once the pub has closed.

TRADING STYLE

Currently, the pub is trading as a wet-led establishment, offering a wide range of drinks but no food service at this time. It is a popular venue for local groups, regularly hosting game days and occasional karaoke nights, providing a lively and welcoming atmosphere for visitors.

ACCOMMODATION

Private Accommodation

The private accommodation consists of two bedrooms, kitchen and bathroom.

Letting Accommodation

The pub offers four letting rooms, all with en-suite bathrooms. These include two double rooms, one twin room, and one king room, providing comfortable accommodations for guests. These can be accessed via the pub or a separate entrance to the left of the main door.

FINANCIAL

Annual Rent: £18,500

Security Deposit: £5,000 or the equivalent of three months’ rent, whichever is greater

Working Capital: £5,000

Stock: £5,000

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 INFORMATION



Community
Local



Open Fire



Cask Ale



Kitchen



Sports Teams



Letting Rooms



Beer Garden

BDM VISION

Admiral Taverns is seeking a dynamic and engaged licensee who can fully capitalise on the multiple income streams available at the pub. Local knowledge or familiarity with the area would be advantageous, as it would help the licensee connect with the community. The ideal candidate should be proactive in promoting the pub and getting involved in local events, such as participating in community festivals, supporting local charities, and organising special themed nights to attract customers. A solid understanding of marketing and social media is essential to effectively promote the letting rooms, pub events and foster a strong sense of community. By combining a community-first approach with engaging activities and a robust online presence, the licensee will ensure the pub remains a key player in the local social scene, attracting both regulars and newcomers. To further enhance the social atmosphere, the licensee could also introduce darts and dominoes teams during the winter months, encouraging camaraderie among locals. Additionally, a solid understanding of catering is crucial for maximising the pub’s potential. The licensee should offer traditional pub food offer or explore new culinary trends, creating a menu that appeals to the clientele and enhances the overall dining experience. This is an exciting opportunity to take the reins of a thriving pub, enhance its offerings and contribute to its growth within the local community.



Community Local



Open Fire



Cask Ale



Kitchen



Sports Teams



Letting Rooms



Beer Garden