



TRAVELLERS REST, DONCASTER DONCASTER DN11 9NQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Travellers Rest is a modern contemporary sports bar located in the picturesque market town of Tickhill located just outside the city of Doncaster, South Yorkshire. This well presented bar has been fully refurbished in the past three years and offers a bar, separate pool area, function room, beer garden and good sized car park. The market town of Tickhill is a well sought-after area with a population of just over 5000 residents. Demographic data shows the vast majority of the town's residents are classed as affluent achievers, presenting a great opportunity for operators with the skillset to deliver an offer with the right standards and great customer care.

Pub Layout

Entering the bar from the front entrance customers walk into the main bar area where they are greeted with a well-stocked long bar servery. There is a mixture of loose furniture and contemporary décor. To the left of the main bar area is a dedicated pool area and flat screen TV's are spread throughout the whole venue. To the rear of the building is a separate function room with its own bar servery. This is an ideal venue for people to celebrate those special occasions. In addition to the function room the pub has a fully furnished beer terrace with an outside bar ideal for the summer and this area can be shared with both pub and function room customers.

TRADING STYLE

The pub currently trades mainly as a sports bar, although there is scope to make the offer more premium in terms of upgrading the wine list, introducing cocktails and creating a more bistro-type atmosphere. As you would expect from any sports bar customers are offered Sky & BT sport but with its modern look that stands out from the competition this is also a style bar offering a good range of premium spirits, wines and cocktails. A back bar food offer has previously been in place, and with some investment into the kitchen areas this could be another possibility to provide an additional revenue stream. The pub has also offered occasional live music in the past and this is something that could be expanded, along with function/meeting trade utilising the function room to its full extent. The nearby sports ground could provide additional sponsorship opportunities with local clubs & teams.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor of the pub and consists of three large double bedrooms (one en-suite), large lounge/kitchen diner and family bathroom. An additional currently unused room leading to a separate access door could be converted into a



3+ Private
Bedrooms



Function Room



Live Music



Sports Teams



Car Park



Beer Garden

FINANCIAL

Annual Rent: £14,000

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

Working Capital: £3,000

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 Travellers Rest stands out from the rest of the competition and for this offer to continue an excellent range of premium drinks must be offered along with a strong and well marketed rhythm of the week. You will need experience in running a similar style pub and have the drive and passion to run this popular venue. It is essential that you have the skill set to maintain high standards and delivering market trends to ensure the continued success of this great pub.



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