



UNICORN, OSWESTRY

OSWESTRY, SY11 2DQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Unicorn is a detached property situated in a residential area of Oswestry. Immediately opposite the pub there is a small parade of shops including a convenience store, chip shop, laundrette with Co-op / post office nearby. The town centre and amenities including the leisure centre are all within walking distance. Oswestry is the largest market town in Shropshire and lies close to the Welsh border. Oswestry is situated near several major roads, including the A5, which provides connections to nearby towns and cities such as Shrewsbury and Wrexham.

Pub Layout

The Unicorn has great road side appeal having recently received an extensive refurbishment which included a full external decoration and new signage scheme and patio works. This pub has a central entrance which provides access to both trading rooms. The main bar area has a fresh and bright décor and new flooring throughout, and features a central bar which services both trading areas. The main bar consists of seating for approximately 40 people and is home to a pool table, darts board and tv screens. The lounge area is balanced with loose and mixed seating and has a more traditional feel. The ladies and gent's toilets have been fully refurbished and are located between the bar and lounge. There is no catering kitchen but there is a small prep area for a back bar offer which can be utilised for pies and pizza. Externally there is a smoking solution which is accessed via the lounge and leads onto the car park which can hold approximately 25 cars. There is a designated patio area which is a fabulous sun trap in the summer months with ten large benches that has been refurbished with planting, lighting and ideal area for enjoying the summer days/nights.

TRADING STYLE

The Unicorn is a great example of a community pub, it is well supported all year round with numerous sports through Sky /TNT. As well as teams including darts and pool, which play home matches at the pub as well as welcoming teams from other establishments. There is regular weekend entertainment such as karaoke and singers have previously been very popular along with mid-week quiz nights and bingo. Trade is made up purely of drinks sales and the bar is well stocked with a vast range of value products. At present, there is no cask ale however this would be a welcome addition to drive further income into the business. There is an opportunity to develop the lounge trade by tapping into community groups and hosting functions.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, sitting room, kitchen and bathroom. There has been a total refurbishment including a new kitchen, bathroom as well full decoration and new carpets.

FINANCIAL

Annual Rent: £13,500

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

Working Capital: £2,000

Stock: £2,500

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

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.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, the offer of the tied categories for sale is at the licensee's discretion.



Sports Driven



Community
Local



3+ Private
Bedrooms



Live Music



Sports Teams



Car Park



Beer Garden

BDM VISION

This is a great example of a community focused pub and would welcome a local person who is familiar with running a similar style pub. A strong marketing plan is essential for ensuring the pub is busy seven days a week whilst continuing to work with local sporting teams.



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