admiral
TAVERNS



WALNUT TREE, ANDOVER

ANDOVER, SP11 9BN

- Starting rent offer £150 per week
- Strong presence in the local community
- Large beer garden to rear

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Walnut Tree really is set in a beautiful location, located in the charming village and civil parish of Appleshaw which is situated in northwest Hampshire, just north of Andover and right on the Wiltshire border. This is a unique and welcoming community pub with no direct competition nearby. It is the central gathering place for locals, offering a warm atmosphere and serving as a hub for the community. The pub is popular with a mix of families, retirees, and young professionals, all of whom value its convenient location. With excellent transport links and easy access to the M3 Motorway and public transport, connecting to majority of cities in the South, it remains highly accessible for both locals and visitors. Pubs become rarely available in this area, so The Walnut Tree presents a one-of-a-kind opportunity to take over a thriving village pub with a loyal customer base with bags of growth potential.

Pub Layout

As you approach the pub, its charming, thatched roof and inviting bench seating effortlessly blend with the village's aesthetic. Entrance is through the front door, leading you to a centrally positioned bar and a quirky, open-plan trading area. This layout ensures ease of operation with minimal staffing requirements. The pub features a mix of fixed and loose seating, perfect for a range of occasions, from after-work drinks at the bar to relaxed Saturday afternoons with friends and family. The pub benefits from a compact, but well fitted catering kitchen, offering the potential to introduce food. To the rear of the pub, the large beer garden is located, this area is perfect for creating the best pub garden in the area, it has an area that can be utilised as an outside kitchen, plenty of space for seating and benches making the area ideal for hosting family fun days and festivals in warmer months. At the side of the pub is a currently unused hard standing, this area could easily be transformed into and inside / outside area conducive for year-round use, extending and enhancing trading style , growing covers and would give a unique selling point.

TRADING STYLE

A village centre pub, perfectly positioned in a stunning location with no direct competition. This is a true hub of the community, offering a warm and welcoming atmosphere. It operates primarily as a wet-led business, with a focus on both premium and standard drink offers, and is designed for easy management. The pub also features a small underused trade kitchen, providing potential for a food offering.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, kitchen, bathroom and an office.

FINANCIAL

Annual Rent: £24,000 – Starting rent offer £150 per week
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,500
Stock: £3,500
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

This beautiful country pub presents an excellent opportunity for both experienced operators and those new to the industry. While it currently operates as a wet-led business, there is significant potential to introduce a substantial traditional pub food offering, there is limited competition. With seating areas and carparking to the front, a currently unused garden and options to create a unique covered patio to the side this pub really does present exciting possibilities. The pub is perfect for summer events such as beer festivals and family fun days, further enhancing its appeal to the local community and visitors. The ideal licensee must place community at the core of their vision and trading plan and build on the already loyal custom base.