



WHEATSHEAF, BISHOPS STORTFORD

BISHOPS STORTFORD, CM23 2EU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Wheatsheaf is located in Bishops Stortford, a market town in Hertfordshire, which combines historic charm with modern amenities. Nestled along the River Stort, the town features cobbled streets, historic architecture, and a vibrant town center. Its proximity to London and Stansted Airport adds convenience, while community events and festivals foster a strong sense of belonging. With excellent schools and a preserved heritage, Bishops Stortford offers an appealing blend of modern living and historical character.

Pub Layout

Upon entering the Wheatsheaf, you walk into to a warm and cosy bar, complete with an open fire for those cold winter nights. It comprises of both fixed and loose seating for relaxing with friends. There is another bar accessed through a separate door, which is a well-established pool and sports area. To the rear of the pub, there is a substantial raised and covered patio area which is very popular and is complete with heating to extend it's use outside of the summer season, there is also a car park which provides around eight spaces.

TRADING STYLE

The Wheatsheaf prides itself on being a wet-led pub, the pub is highly sports focussed, utilising live sports via Sky Sports and TNT. They have regular quizzes, entertainment and charity events which has given them a great following in the community where they are well-supported. Despite being wet-led, the Wheatsheaf has a compact trade kitchen making it capable of introducing a simple food offer.

ACCOMMODATION

Private Accommodation

The private accommodation comprises: One double bedroom, lounge (possible second bedroom), kitchen/diner and bathroom.

FINANCIAL

Annual Rent: £19,500

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

Working Capital: £3,000

Stock: £4,000

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, 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 charming establishment is ideally on the lookout for a couple ready to immerse themselves in the local community and become the cherished landlords of this beloved local pub. The Wheatsheaf is well-established within the community and the new licensee would look to carry on the brilliant work that has been done, as well as introduce a food offer to complement the already popular drinks menu.



Sports Driven



Community
Local



Food
Preparation
Area



Open Fire



Cask Ale



Live Music



Kitchen



Sports Teams