



WHITE HART, MELTON MOWBRAY

MELTON MOWBRAY, LE13 1RB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£8,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The White Hart is located on one of the main roads into the town, and is ideally situated for access to the main shopping areas and the famous market square. Melton Mowbray (usually referred to locally as just Melton) is famous for the Melton Mowbray Pork Pie and as the centre of Stilton Cheese production. Melton Mowbray is also recognised as the "Rural Capital of Food" with foodies from near and far going to visit bringing lots of custom into the area for local businesses.

Pub Layout

The White Hart has a traditional feel to it but has been decorated tastefully, making a welcoming space inside. It is a large open plan operation, split into two levels. The lower level to the front of the premises is currently laid out for casual drinking, live entertainment and sports viewing, with the upper section towards the rear being geared for activities such as pool, darts, pub team games, sports viewing and vertical drinking. The trading area has a long well-stocked bar servery to cater for all, with a variety of popular products. Adjacent to the bar servery is a fully compliant catering kitchen which is not currently in use, but could easily service a simple food offer.

TRADING STYLE

The pub currently trades as a wet only sports pub, majoring on a well-presented draught range and a good range of other popular products. There is no food offer at present, but there is the opportunity to develop a simple hot and cold snack food menu from the catering kitchen. Retaining current regular trade and increasing the number of pub teams (pool, darts, crib) would be key to building a strong mid-week trade, as well as running an entertainment programme at the weekends to attract both existing and new patrons.

ACCOMMODATION

Private Accommodation

Large accommodation split over two levels. The first floor has two large reception rooms and a kitchen, and on the second floor are three bedrooms and a large bathroom with bath, shower cubicle, sink and toilet.

FINANCIAL

Annual Rent: £26,000

Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £3,000

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 Info' tab.

BDM VISION

This is an exciting opportunity for a individual or couple who are familiar with running a similar style business. The skill set to delivering a traditional pub food is a must and offering a diverse menu throughout the day including capturing the day time shoppers. Excellent retail standards are a must with an ability to plan and deliver a strong marketing plan to ensure every trading session is maximised.



Food
Preparation
Area



Live Music



Kitchen



Sports Teams



Beer Garden