



WHITE SWAN, AYLESBURY

AYLESBURY, HP22 4JT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The White Swan is located in the picturesque village of Whitchurch, nestled in a serene rural setting with convenient local amenities nearby. Whitchurch lies approximately 4 miles north of Aylesbury and 12 miles south of Buckingham, boasting a prominent frontage on the A413, which connects both towns. Directly across from The White Swan is The Firs, a notable commercial building complex.

Pub Layout

The pub is a detached two storey brick building, with an extension to the left hand side. Internally, the trade set up comprises of two separate bars and a function/dining room with a mixture of fixed and loose seating throughout. The first bar has low beamed ceilings and an open fireplace and is equipped with a darts throw area. It has an island-style servery and seats for approximately 25 covers. The other bar also has an open fireplace and will seat approximately 30 covers, with the function room seating up to 22. There is a fully equipped trade kitchen to the rear of the pub. Externally, and to the rear, the pub has a large car park for approximately 15 cars. An extensive lawn trade garden with picnic bench seating and patio area directly behind pub makes it the perfect area to attract families and day-time trade in warmer months.

TRADING STYLE

The White Swan currently trades as a quintessential community pub with quality home cooked food at the heart, with space for approximately 60 covers plus outdoor space. This pub attracts customers not just from the local community, but from further afield as a destination food pub, holding a good reputation for it's Sunday Carvery and also attracting bookings for special dates such as Mother's Day. Accompanying the food are a wide range of quality cask ales. The pub holds regular themed nights and has a strong rhythm of the week to include sports teams and live music and the new licensee should look to continue this in their vision for the pub.

ACCOMODATION

Private Accommodation

The accommodation consists of two bedrooms, bathroom, living room and office space with loft storage.

FINANCIAL

Annual Rent: £25,750

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

Working Capital: £5,000

Stock: £5,000

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.



Community
Local



Open Fire



Cask Ale



Function Room



Live Music



Kitchen

BDM VISION

We are seeking a licensee with proven catering experience to maintain and enhance the already high level food offering at this pub. In turn, this will create a vibrant hub for locals and visitors alike. Our goal is to offer an exceptional dining and social experience, fostering community engagement and driving sustainable growth.



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