

## Button Oak

Bewdley, DY12 3AQ

### AGREEMENT TYPE

Five Year Agreement

### FACILITIES



£11,000

CALL 01244 321 171 FOR MORE DETAILS

### DESCRIPTION

The Button Oak Inn is situated on the main road (B4194 Gloggs Bank) which runs between Bewdley (three miles away) and Stourport-on-Severn (six miles away) in the small village of Kinlet. Located in a beautiful setting, the Button Oak is a large and prominent pub, benefiting from good passing trade, including walkers and cyclists. Bewdley is a riverside town in the Wyre Forest District of Worcestershire along the Severn Valley a few miles to the west of Kidderminster and 22 miles south west of Birmingham. It lies on the River Severn, and has a population of 9,470.

### Pub Layout

The Button Oak is an attractive and well presented one-room pub, benefiting from a seating area for diners, a bar for drinkers to prop themselves up on and a cosy seated area around a beautiful fireplace. In addition to this there is a small darts room to accommodate the locals. There is also a barn to the side of the pub which is used in the summer as a pool room and offers scope for further development. There could be potential to work with a local business and let this as a farm store or florist for example. The pub is sat in acres of land with a large garden with benches to the side of the building which has been very well tended over the years and attracts lots of business in the summer. There is also a large covered smoking area and a courtyard drinking area too. The car park accommodates circa 30 spaces, although with some clever white-lining more spaces would be possible. There are further out buildings for storage.

### ACCOMMODATION

#### Private Accommodation

The living accommodation comprises a living room, two good sized bedrooms, a bathroom (shower only) and large kitchen/dinner. There is also an area on the landing which serves well as an office area.

### BDM VISION

The Button Oak is seasonal and due to the lovely location, is a great pub to visit all year round. Admiral are looking for a licensee with a good knowledge of food who can deliver a menu that appeals to such a diverse customer base. Good commercial skills are needed to understand and maximise the potential from all the different income streams.

### TRADING STYLE

The Button Oak is relatively rural as the village has few other amenities. Locally, there are many static caravan parks mostly used as second homes by people wanting to enjoy the rural location and the nearby River Severn. These parks are occupied up to 11 months of the year, although the key season is March to September. This provides an invaluable range and number of customers and their needs should be identified and fulfilled. Food is an integral part of the offer at the Button Oak and a wholesome, traditional pub menu appeals to the many locals, tourists, cyclists, walkers and anglers. The pub trades as both a drinks and food pub and has a well-equipped catering kitchen, with an additional food prep area and lots of storage areas for food. The Button Oak has two static caravans located to the rear of the building in a private garden which are generally let to fishermen who visit for weeks on end to take advantage of river fishing in the area. One caravan is fully equipped and the other requires work to have this available for let. It should be noted that these caravans are not registered as a formal caravan park.

### FINANCIAL

**Annual Rent:** £37,000

**Security Deposit:** £5,000,

**Working Capital:** £3,000

**Stock:** £3,000

**Fixtures and Fittings:** Upon Valuation - runding options 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.

**Training:** £250 plus VAT

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**