

## George & Dragon

Aldborough, HU11 4RP

### AGREEMENT TYPE

Five Year Agreement

### FACILITIES

-  Live Music
-  Kitchen
-  Play Area
-  Beer Garden
-  Parking



£10,000

CALL 01244 321 171 FOR MORE DETAILS

### DESCRIPTION

The George & Dragon is a large pub set in an affluent area of a very picturesque region on the east coast, two miles from the sea and five miles from the famous village of Hornsey. The pub is close to three large caravan parks and is a destination for walkers, families and tourists throughout the summer. Aldborough is a village in the East Riding of Yorkshire.

### Pub Layout

On entering the pub, you are greeted by the bar area which houses a central bar servery with a pool area. Separately and accessible from the bar area is the dining area / lounge which has a fantastic carvery servery along with freestanding tables and chairs. Adjoined to this is a fully equipped catering kitchen. The car park to the rear can accommodate circa 25 cars and there is also a separate fenced children's play area to the rear of the car park with climbing frames etc. Above the main building are seven letting rooms all in good condition and this provides additional income to the business.

### ACCOMMODATION

#### Private Accommodation

The private accommodation consists of one bedroom, bathroom, kitchen and lounge

### BDM VISION

Admiral Taverns are seeking an experienced licensee, capable of expanding on the good home cooked food offer which is currently in place, making use of the seven letting rooms, but also community minded in respect of the all year-round custom from the local villagers. This is an excellent opportunity for the right licensee to put their own stamp on the bus and create a superb pub with many income streams.

### TRADING STYLE

The George & Dragon is the hub of the village all year round and has an excellent reputation for homemade food with fantastic reviews on Trip Advisor. The pub is popular with quiz nights during the week and live entertainment such as karaoke on weekends. Local's frequent the pub for both drinks and food and there is already an established following. Close by are three caravan parks, busy with walkers and tourists who use the pub to wind down after a day spent in the surrounding areas. In the summer months the children's play area is also used regularly.

### FINANCIAL DETAILS

**Annual Rent:** £15,000

**Security Deposit:** £5,000

**Working Capital:** £3,000

**Stock:** £2,000

**Fixtures and Fittings:** Upon Valuation - funding 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.**