

Blacksmiths Arms

Renishaw, S21 3UA

AGREEMENT TYPE

Five Year Agreement

FACILITIES

-  3+ Private Bedrooms
-  Play Area
-  Beer Garden
-  Kitchen
-  Parking



£7,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Renishaw is a village in the district of North East Derbyshire which has an approximate population of 2,500 and lies on the A6135 road between the villages of Eckington and Barlborough. Renishaw is a picturesque village known as a mining village and holds a particular place in the history of coal mining in Derbyshire.

The pub is located on a busy main road at a crossroads which is beneficial for the business making entry and exit from the pub's large car park a lot easier whilst attracting local and passing trade.

Pub Layout

The pub is open plan which is served from a central bar, with a darts throw area to the right and lounge area, access to the garden left. The commercial kitchen is reasonably sized and enclosed behind the bar area.

Externally there is a large attractive beer garden to the rear with children's play equipment and a car park to front of the building.

FINANCIAL DETAILS

Annual Rent: £15,000

Security Deposit: £3,000

Working Capital: £2,500

Stock: £1,500

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.

BDM VISION

There is an excellent opportunity to broaden the offer here by introducing food and cask ales and making this pub a destination venue as well as a popular community pub. There is opportunity to house darts and football teams and offer a light bites offer. Skills required to make the most of this business include good organizational skills, excellent customer service with an eye for detail.

TRADING STYLE

Trade accommodation comprises of a central bar serving which offers vision to the entire trading area. There's a mixture of fixed and loose seating in the main areas, décor and fixtures and fittings are presented in excellent order.

The pub attracts the locals with a good early doors crowd as well as offering Sky TV and Racing UK.

Cosy and homely décor throughout the pub giving a friendly and warm welcome.

PRIVATE ACCOMODATION

Private accommodation consists of three bedrooms, lounge, kitchen, bathroom with separate toilet.