

## Three Horseshoes

Pinxton, NG16 6HN

### AGREEMENT TYPE

Five Year Agreement

### FACILITIES



CALL 01244 321 171 FOR MORE DETAILS

### DESCRIPTION

The Three Horseshoes is a traditional community local situated in the Nottinghamshire village of Pinxton. Pinxton is a working village with historic ties to both agriculture and coal. It sits seven miles from Mansfield and fourteen miles from the thriving city of Nottingham. The Three Horseshoes is located in a residential area less than a mile from Junction 28 of the M1 motorway. The pub itself benefits from recently having had full re-decoration of all trading rooms, servery and toilets. The private accommodation has also been developed which includes new carpets and bathroom fittings.

### Pub Layout

On entering the pub from the road you are greeted by the main drinking lounge and bar servery directly in front of you. There is a separate public bar to the left and to the rear of the pub is a games room where you will find the pool table. The toilets are located at the back of the pub with a rear access to the beer garden. This garden is of a good size and there is also a smoking solution. There are a few car park spaces either side of the pub with spaces for four cars. All key areas have had full refurbishment.

### ACCOMMODATION

#### Private Accommodation

The domestic accommodation is located on the first floor and consists of three bedrooms, lounge, kitchen and bathroom. The private quarters have recently undergone full refurbishment with redecoration to all rooms, new carpets throughout and new bathroom fittings.

### BDM VISION

The Three Horseshoes is an excellent starter pub for anyone looking to take the steps into the hospitality industry. It would suit an individual or couple who are familiar with the area who will look to be an active part of Pinxton and who will cement this attractive pub at the heart of its community. Admiral Taverns Business Support Agreement is our way of ensuring a maximum level of support to our new licensees where it is needed most. The new licensee will need to be passionate about becoming part of the community, be innovative and driven to ensure that the Three Horseshoes is the hub of the local community. We are keen to offer financial support to the new licensee including a phased rent, accountancy and stock taking support to allow the new licensee to build the business.

### TRADING STYLE

The Three Horseshoes a community focused pub. The pub has both pool and darts teams which boost the midweek trade. The site also benefits from having televised sport and there is entertainment on most weekends. There is no kitchen on site and the food offer has historically been more of snacks offering. There is however the potential for a small back bar food solution. Admiral Taverns are looking for a community licensee or couple that will work closely with the locals and cement this pub at the heart of its community.

### FINANCIAL

**Annual Rent:** Support Package Available

**Security Deposit:** £1,000

**Working Capital:** £2,000

**Stock:** £1,000

**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.**