

## Take a Gander

Burringham, DN17 3NA

### AGREEMENT TYPE

Five Year Agreement

### FACILITIES

-  Open Fire
-  Cask Ale
-  Live Music
-  Sports Teams
-  Beer Garden
-  3\* Private Bedrooms
-  Function Room
-  Kitchen
-  Parking



£12,500

CALL 01244 321 171 FOR MORE DETAILS

### DESCRIPTION

The Take a Gander is an attractive destination dining pub, situated on the main through road in the village of Burringham, opposite the River Trent and approximately four miles from Scunthorpe. Burringham is a small village, however the pub pulls trade from all surrounding villages and towns as the pub has a good reputation for its food offer.

#### Pub Layout

The pub sits on a large plot at the edge of the village and benefits externally from having a good sized car park for approximately 20 cars, enclosed walled rear garden and courtyard with entrance from either the car park or the main dining room. Internally the site is split into various different types of rooms, small snug bar, open main bar area which houses the main bar servery and a large dining area seating up to 100 covers. There is a function room with its own independent bar and this is also used for day to day trade as an additional bar and games room housing a pool table along with an open fire. The ladies and gents toilets are located to the rear of the pub. To support the food offer the site has a well-equipped catering kitchen and dry prep room. This pub has a lot to offer in the way of ambience, with its exposed beams and brick walls, open fires and rustic furniture, embracing the true character this pub has to offer.

### ACCOMMODATION

#### Private Accommodation

The private accommodation is located on the first floor and is of ample size. There are four bedrooms (two of which with en-suite facilities), lounge, kitchen and office all in a reasonable order.

### TRADING STYLE

The Take a Gander is a quality pub with a strong community following with an abundance of loyal regulars, along with being a drive-to destination pub and function venue. The main income is driven through the food offer, which is available daily, along with a carvery proving very popular on a Sunday. In addition to the food, the Take a Gander also hosts an array of entertainment and community events throughout the year, however a more frequent offer, should be implemented. Admiral Taverns are looking for applicants who will demonstrate experience in running this type of venue, which has a good food offer, cask ales and is also the hub of the community.

Current opening hours: Mon – Sun 12:00 till 12:00

### FINANCIAL

**Annual Rent:** £22,000

**Security Deposit:** £5,000

**Working Capital:** £4,000

**Stock:** £3,500

**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.**