**AGREEMENT TYPE**

Five Year Agreement

**FACILITIES**

CALL 01244 321 171 FOR MORE DETAILS

£3,000

**DESCRIPTION**

The Coach and Horses is a traditional pub full of great character, it is located on the Longford Road north of Coventry with a population of approx. 20,000 people. Longford is a largely residential suburb with the Ricoh arena only two miles from the pub with good access to all public transport.

**Pub Layout**

This pub consists of a large trading area, sports room and a large garden area. There are two small areas that lead off from the main bar allowing cosy seating. The sports room has a pool table and darts board, which leads out onto the garden area.

**TRADING STYLE**

The pub currently trades as a drinks focused community pub. There is no catering kitchen however a small back bar food offering such as pizza’s or pies would be a welcome addition. At present there is no Sky or BT sports however there is potential to introduce this to encourage new customers into the pub along with a strong weekly entertainment programme.

**ACCOMMODATION**

**Private Accommodation**

The private accommodation consists of three bedrooms, bathroom, sitting room and kitchen.

**FINANCIAL**

- **Annual Rent:** £14,500
- **Security Deposit:** £1,000
- **Working Capital:** £1,000
- **Stock:** £1,000
- **Fixtures and Fittings:** Open Valuation – funding options available for the right licensee

**Utilities (Gas and Electric):** This pub is part of the Group Energy deal and you will therefore be required to purchase gas and electric supply through Admiral Taverns. For more information on this, please speak with a member of our recruitment team.

**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**

This pub requires a strong experienced licensee with local knowledge of Longford. The operator will work with the local community engaging with local businesses and residents. They will have excellent attention to detail and have good standards and have the ability to use all aspects of social media, internal and external marketing to re-launch the pub giving the people of Longford a reason to return. Entertainment, sports teams, Sports TV and a great rhythm of the week is required here.