**Falcon Inn**
The Square, Woore CW3 9SE

**AGREEMENT TYPE**
Five Year Agreement

**FACILITIES**

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

CALL 01244 321 171 FOR MORE DETAILS

£8,000

**DESCRIPTION**

The Falcon is an impressive periodic detached pub situated in the village of Woore. Woore is situated north east of Shropshire, between the busy towns of Crewe and Newcastle Under Lyme. There are a small number of local shops nearby along with the local primary school and church. The very popular Bridgemere garden centre is just a short drive away.

**Pub Layout**

The Falcon comprises of four separate areas. On the left is a formal carpeted dining area, with a modern and fresh décor it welcomes locals looking to enjoy the great food on offer. The main bar area has a traditional wooden floor leading on to a separate “sports room” with a pool table, darts board and TV screen. The rear of the pub has another dining area which could also be used as a function area with eclectic seating for 30 people, the French doors lead on a paved patio area and a further grassed garden. Externally the gardens are underutilised and could be a fabulous space for community events and fates throughout the year. They are well used during the summer months. The car park is vast and could easily hold 20 plus cars.

**TRADING STYLE**

The Falcon Inn, is a fantastic example of a great community food pub. The food at present is of a high standard with promotional offers such as grill nights, pie nights and the Sunday lunch is extremely popular. The beer garden lends itself to community events which could be hosted throughout the year. The bar has a fantastic range with premium spirits, cask ales, vast wine list and great coffee. The sports room is well used by regular team events such as darts and pool. Sky sports is also a welcome addition with the locals.

**ACCOMMODATION**

**Private Accommodation**

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

**FINANCIAL**

- **Annual Rent:** £25,000
- **Security Deposit:** £4,000
- **Working Capital:** £3,000
- **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.

**BDM VISION**

This stunning pub in beautiful surroundings is a fantastic opportunity and offers a “wow” factor. I am looking for an experienced operator/couple with vast knowledge of running food led community pubs. You will have experience in preparing and delivering a high standard of good quality home cooked traditional pub fayre. You will be skilful and familiar with all areas of social media and modern marketing techniques.