

Angel Inn

Swadlincote, DE11 8LF

AGREEMENT TYPE

Five Year Agreement

FACILITIES



Open Fire



Live Music



Parking



Cask Ale



Kitchen



Beer Garden



£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Angel Inn is a large detached property located on a main road on the outskirts of Swadlincote Town Centre. The pub benefits from being situated in a residential area close to local amenities including a new residential complex that has recently been completed. Swadlincote is a town located in South Derbyshire, approximately three miles from Burton-upon-Trent and approximately ten miles south of Derby.

Pub Layout

The pub trades from a large split level open plan room with an L-shaped servery. On entering the pub, you are immediately in the bar where the bulk of the regulars like to drink. This then leads onto a lounge dining area with an open fire offering a warm and inviting ambience. Just off this area is a fully equipped catering kitchen. Separate to this is a lounge area with a pool table and darts area. The pub has a mixture of carpet and tiles throughout with a ceiling and traditional beams. The toilets are located to the left side of the pub and the cellar is located on the ground floor behind the bar. All fixtures and fittings are in a good condition. Externally, to the rear there is a large car park for up to 30 cars and a superb garden to cater for al fresco dining and entertainment.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor and consists of one bedroom, lounge, bathroom and separate toilet which are all in good order.

BDM VISION

The incoming licensee(s) must be able to ingratiate themselves into the local community by developing those key relationships. They will need to drive new custom by establishing a rhythm of the week by introducing pool and darts teams, running small events such as quiz nights and include a superb food menu. With the well equipped kitchen and as an established food outlet, it would suit someone with good cooking skills to re-launch a new menu and put their stamp on the pub.

TRADING STYLE

The Angel Inn currently trades as a destination pub with a split trade of 70/30 food orientated. Weekends and evenings provide live entertainment for the local community. There are many opportunities to develop a new food menu, bring sports teams back such as pool and darts and offer events liaising with the community and surrounding areas.

FINANCIAL

Annual Rent: £11,000

Security Deposit: £5,000

Working Capital: £4,000

Stock: £3,000

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.