



ALBION, THETFORD

THETFORD, IP24 2DN

AGREEMENT TYPE:
TENANCY

YOUR INVESTMENT:
£7,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Albion pub is located a short walk from the centre of the bustling market town of Thetford with a population of 24,000 people. Thetford has excellent transport links with the recent duelling of the A11. The Albion is a busy, highly regarded, profitable pub ready to be taken to the next level and there is plenty to get excited about.

Pub Layout

The pub has a cosy environment with open fire and currently offers a wide selection of draught products including cask ales. Traditional and homely in feel, there is a clear opportunity for the right operator to put their stamp on the pub. There is currently no food offer but there is a small kitchen area suitable for back bar food / snacks only that could be launched. The Local competition is focused on value-led offers, presenting an opportunity for a more mid-market wet led offer here. The pub boasts a fantastic games area complete with darts board and pool table. Outside retail space consists of a popular gated area to the front of the pub and beautiful courtyard garden to the rear. Directly opposite the pub is the historic Castle Park with children's play area. Free parking is available opposite the pub and directly on the street.

TRADING STYLE

The current trading style of the business is that of a classic community pub; it is envisaged that this style of trading would continue and would be developed to keep it ahead of the game. There is a large area of unused land to the rear of the pub which could be developed to lend itself perfectly to hosting family fun days, Ale and cider festivals and an additional income stream could easily be achieved by promoting the external retail space.

ACCOMMODATION

Private Accommodation

The private accommodation consists of three bedrooms located above the pub and in good order.

FINANCIAL

Annual Rent: £17,000 (50% off headline rent for first 3 months)

Security Deposit: £2,000 (Deposit Build Available up to £5k)

Working Capital: £2,500

Stock: £3,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be 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: £325 plus VAT

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

The pub will continue to thrive under the direction of a sound licensee (s) who understands that character, quality and service are the core values that make this kind of business a success. The pub would suit an entrepreneurial couple or individual who has experience in identifying and exploiting the business potential of this type of pub. They must share the owning pub company's vision to develop and grow the business. The ideal licensee needs to be passionate about quality beers and ales and possess exceptional customer service and engagement skills along with fantastic standards that will be key in moving this

