



ANGEL, GILLINGHAM

GILLINGHAM, ME8 7UH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,400

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Angel is a detached, wet-led community pub located on Station Road in Rainham, positioned at the lower end of the town and surrounded by several large housing estates. Many of these neighbourhoods are long-established, while additional modern estates are either being built or progressing through planning, expanding the local catchment. The area is generally affluent, home to many professional and retired families, and benefits from strong transport links. Rainham railway station is within close reach, offering regular services to London and key Kent towns, while nearby bus routes and access to major roads such as the A2 and M2 make the location highly accessible.

Pub Layout

This pub features a central bar, serving two distinct areas of the pub. To the right and at the front, guests will find predominantly low-level seating, creating a relaxed atmosphere ideal for drinkers. The left-hand side is arranged primarily for dining. The basement houses a well-equipped cellar, and outside there is an impressive garden enclosed by a substantial wall, perfect for outdoor service or events. In addition, the property benefits from a car park to the right, offering space for approximately 10 vehicles. The pub is of a high standard of condition due to recent redevelopments.

TRADING STYLE

The site currently trades as a wet led venue with a small food offer. The current licensee offers a versatile all round pub experience with regular events and themed nights such as Halloween parties and Summer BBQ's. The pub is a community hub and caters mainly to the local residents, but has further potential for live music and a good cask ale offering to attract the wider community.

ACCOMMODATION

Private Accommodation

The private accommodation is on the first floor and comprises of four bedrooms, lounge and bathroom. The domestic kitchen is located on the ground floor behind the bar. PQ's recently refurbished to a high level.

FINANCIAL

Weekly Rent: £492.31

Estimated Annual Turnover*: £302,706

Security Deposit: £6,400

Working Capital: £5,000

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.

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

BDM VISION

Admiral are seeking a dynamic, community focused licensee, who will grow the business and drive beer volumes by maintaining a similar retail offer to the current one to reflect the pubs location. The current small food offer can be developed, although consideration has to be given to the size of a trade kitchen. The customer base will be people seeking a quality venue to drink at where they can share time with friends and family alike. The local market requires a venue which welcomes the people from the neighbourhood and takes pride in being part of the community.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Live Music