



BADGER HOUNDS, SALTBURN-BY-THE-SEA SALTBURN-BY-THE-SEA, TS13 5JX

**AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:
£14,250**

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Badger Hounds enjoys a prominent position in the charming village of Hinderwell, near Saltburn-by-the-Sea, on the stunning Yorkshire coast, a region that attracts visitors year-round. The village itself boasts a close-knit community with a population of approximately 1,185. Local attractions such as Runswick Bay, Staithes, and the scenic Cleveland Way are just a short drive away, making Hinderwell an ideal base for exploring the surrounding area. The village and its surroundings offer a good range of local amenities, including schools, shops, and public transport links. Regular bus and train services operate between Saltburn and Whitby, providing easy access to the wider North Yorkshire region. Excellent road links are also available via the A19 or the scenic coastal route A171.

Pub Layout

The Badger Hounds is a bright and spacious interior with a comfortable open-plan layout. The trading space is thoughtfully divided into two distinct areas, both served by a central bar. At the front, you'll find a relaxed area perfect for casual drinks, while to the rear a dining area offers a warm, welcoming atmosphere for guests looking to enjoy a meal. In total, the venue accommodates approximately 70 covers, making it well-suited for both intimate gatherings and busier periods. The pub is in excellent condition throughout, having been decorated to a high standard, combining modern comfort with traditional charm. To support a high-quality food offering, there is a fully equipped commercial catering kitchen located at the rear, along with ample storage space. Externally, The Badger Hounds has a spacious car park providing room for 12+ vehicles, while to the front, a paved seating area offers an ideal spot for guests to enjoy a drink in the sun. To the rear, a generous lawned garden with several benches providing a perfect, peaceful outdoor space perfect for summer trade and community events.

TRADING STYLE

The Badger Hounds currently enjoys a healthy and balanced trade, with a 60/40 split in favour of wet sales, demonstrating its strong reputation as both a welcoming local pub and a well-regarded dining destination. The drinks trade remains robust, while the food side of the business continues to grow. The pub's food offering is a real asset, drawing in diners from surrounding towns and coastal villages. There is significant untapped potential to further develop and expand this side of the business, whether through seasonal menus, themed dining nights, or a renewed focus on local and regional produce. In addition to food and drink, The Badger Hounds serves as a hub for the local community, regularly hosting entertainment evenings, live music, and special events. These popular nights not only enhance the atmosphere and sense of community but also provide an additional revenue stream and boost midweek trade.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor and consists of three bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Annual Rent: £25,000

Security Deposit: £6,250 or the equivalent of three months' rent, whichever is greater

Working Capital: £4,000

Stock: £4,000

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



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Live Music



Open Fire

BDM VISION

Admiral Taverns is seeking an energetic and driven licensee/couple to take the helm at this well-established pub. Ideally, the successful applicant will be experienced in food operations with a solid grasp of seasonal trading patterns and the skills needed to maintain and grow the thriving local trade, which enjoys strong support throughout the year. While applicants with catering experience will also be considered, the ideal candidate will bring a strong command of modern marketing techniques and a creative approach to community engagement. The ability to implement effective promotions to increase wet footfall and elevate the food offer is essential. We're looking for someone ready to embed themselves in the local community and ensure the pub remains a welcoming, vibrant hub for both residents and visitors.



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