admiral
TAVERNS



BLACK HORSE, FOXTON

FOXTON, LE16 7RD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£16,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Black Horse is a detached rendered, brick building located in the quintessential village of Foxton, home to families and commuters. Foxton is a small village near the A6 trunk route approximately five miles from Market Harborough and 10 miles south east of Leicester, in the county of Leicestershire. There are local bus services to both towns and the village itself is on the Grand Union canal, a short walk from the local Foxton Locks attraction. There are two public houses in the village, a village hall and a primary school with Foxton being serviced by Market Harborough train station which is approximately three miles away. London and Birmingham can also each be reached by train in approximately 50 minutes. A traditional village with 200 houses and around 450 residents, Foxton is generally affluent and well-heeled.

Pub Layout

Having been extended in a number of places over the years, the Black Horse now boasts two main different trading zones. There are two entrances to the trade areas; the main entrance leads down from the large car park into the lounge bar area which is efficiently set up for dining, as it connects to a vaulted extension with 60 covers. This in turn leads out to the beautiful gardens and a terrific patio area, partially covered by a stretched tent and festoon lighting, with benches and heating and there is also an outhouse that is setup as a tea room. The second entrance is located to the front where you will find the main bar servery straight ahead which is well set up for drinking, meeting friends and enjoying a beer with some sport on TV. There is a compact but well equipped trade kitchen located to the rear of the pub in between the trade spaces giving great access to both areas and this is also where you will find the customer toilets.

TRADING STYLE

The Black Horse is the hub of the village and has a strong dining offer to attract custom from outside of the immediate village vicinity. Food is a must, and traditional hospitality is the key to success here. There are strong cask ale credentials and well ranged wines and spirits available, and hero dishes for key trading periods such as Sunday lunches are vital. The outside area is brilliant and is a huge attraction in the warmer months. The latest gem here is the separate building, most recently used as an artisan bakers and a tea room – a great addition during the busy tourist season.

ACCOMODATION

Private Accommodation

There is a lounge, three well sized bedrooms, a small office area, a kitchen and a bathroom situated in the private accommodation.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Food Preparation Area | Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns

FINANCIAL

Weekly Rent: £673.08
Estimated Annual Turnover*: £545,442
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £6,000
Zero Business Rates* Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
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

An amazing opportunity for an experienced and knowledgeable licensee, the Black Horse really has it all. An established and strongly performing business with great potential to grow from its current position, it requires a well qualified and funded individual or couple to really take this pub to the next level. The Black Horse is clearly already a successful village pub however the new licensee will need to have exceptional retail and customer service skills, a passion for fantastic hospitality and a keen interest in serving the community, supporting local events and understanding the village needs as well as delivering a really strong traditional food offer.


3+ Private Bedrooms


Beer Garden


Car Park


Cask Ale


Function Room


Kitchen


Food Preparation Area


Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns