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TAVERNS



BLACK HORSE, PRINCES RISBOROUGH

PRINCES RISBOROUGH, HP27 0QU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Black Horse is a traditional standalone village pub in the Village of Lacey Green near Princes Risborough in the Chiltern Hills of Buckinghamshire and is largely unopposed by competition. The village of lacey green has an affluent demographic and benefits from a primary school, sports club and a village hall, demographic profile is generally affluent or comfortably middle-class, with a mix of long-established residents, commuters and countryside-oriented families.

Pub Layout

The pub is a classic Chilterns village Inn with its exposed black timber beams, brickwork, horse brasses, old village photographs and traditional pub décor.

The layout consists of two connected zones: A smaller front bar area focused on drinkers and locals and a larger rear seating area with more emphasis on food and dining. Outside, the pub has a sizeable rear beer garden and patio with a small play area for children and a good-sized car park for twenty cars.

A full external and internal redecoration, including the accommodation, is planned at this pub in 2027 and is subject to full board approval. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business. This work will modernise and enhance the enchanting country features of this beautiful pub.

TRADING STYLE

The Black Horse is a true traditional village community pub at the heart of Lacey Green, serving as a valued social hub for both local residents and those from the surrounding villages. The pub offers a strong traditional food led trade, with its popular weekend menu drawing customers from further afield. Renowned for its Sunday lunches, homemade classics, seasonal specials and well balanced core menu, it has built a loyal customer base.

During the warmer months, the safe and enclosed garden is a key attraction, proving particularly popular with families and enhancing the pub's all-round appeal. The drinks offer is equally strong, featuring a quality range of local and national ales, complemented by a well-curated wine list and premium spirits selection, ensuring broad appeal across the customer base.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor and consists of two bedrooms, lounge and family bathroom. The installation of a galley kitchen is planned in the near future.

FINANCIAL

Weekly Rent: £538.47
Security Deposit: £5,500
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

3+ Private Bedrooms
Beer Garden
Car Park
Cask Ale
Children Play Area
Kitchen
Food Preparation Area

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BDM VISION

The Black Horse is a true village local and therefore the licensee must possess a genuine passion and the ability to build genuine connections with customers. The future success of the pub will come from being visible within the business, engaging with the local community daily, and creating an environment where customers feel valued, comfortable, and eager to return.
Adaptability will also be key. The Black Horse offers multiple trading opportunities, acting as a community hub with its strong wet trade, massive opportunity to grow and develop the food trade, exploit the garden and leverage the planned the investment into the building. Successful operators will recognise changing customer trends and respond creatively with new ideas, promotions, and activities that keep the pub relevant and exciting year-round. The commercial kitchen is in great condition and well equipped and provides an opportunity for licensee to really expand this element of the business.
To continue to attract customers from further afield as well as locally marketing and planning will play an important role in releasing the full potential of the Black Horse. With a passionate pub professional at the helm alongside the planned Pub company investment the sky really is the limit for this beautiful country pub.


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