



BULL & BUSH, LOUGHBOROUGH LOUGHBOROUGH, LE12 9JF

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

**YOUR INVESTMENT:
£13,000**

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Bull & Bush is a detached pub set within surrounding grounds and located in a densely populated area of Shepshed. Shepshed is a market town and civil parish in the Charnwood Borough of Leicestershire, England with a population of 14,875 at the 2021 census. It is the second biggest settlement in the borough, after the town of Loughborough. It is in easy reach of the M1 motorway and is situated ½ a mile from the town centre and easy walking distance of the local amenities.

Pub Layout

The Bull & Bush trades from an open plan, L-shaped bar which is located to the right side of the pub, with the catering kitchen located to the left. Featuring fixtures and fittings which are in keeping with the character on the pub, the Bull & Bush offers a cosy atmosphere to enjoy a drink or bite to eat and can cater for approximately 20 covers. Also on the right, is a door leading out to the front landscaped garden with traditional pub benches. It also benefits from two large gardens at the back of the property which act as fabulous beer gardens; this space is maximised in the Summer months. This is completed by a smoking shelter and a large car park for up to twenty cars.

TRADING STYLE

The pub has a strong and varied rhythm of the week, with sports & entertainment featuring heavily. The previous tenants have done an excellent job in embedding the pub within the local community being the hub for numerous charity events, its is essential that the new tenants hold the community close to their hearts and continue with this. There is an opportunity to revisit the small but functional food offer currently available at the pub and look to cater for a wider audience we have a great in house team to help support with this, thinking outside the box to offer something a little different from the normally pub grub mid week and some week night food offerings would be welcomed. Sky & TNT are a must at the pub as well as supporting and developing sports teams (ten in total, football , dominos & darts) which are already in place. Live entertainment is popular at the weekend with monthly bands and weekly DJ's , seasonal external family fun days. The drinks range is value wet led with both cask & keg on offer, good spirit mix on offer

ACCOMODATION

Private Accommodation

Located on the first floor the accommodation consists of 3 bedrooms, lounge, kitchen & bathroom, all of which are in good condition and would be ideal for a family or couple



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Live Music



Sports Teams

FINANCIAL

Annual Rent: £25,000

Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Stock: £5,000

Working Capital: £5,000

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

This is an exciting opportunity to run a well establish pub, Im looking to work with experienced & well funded tenant who have the ability and skill set to maintain and grow the already established business. Great retail standards & strong rhythm of the week are a must to ensure the customers continue to see the Bull & Bush as the go to pub in the area.



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