



CANNON, WELLINGBOROUGH WELLINGBOROUGH, NN8 4DJ

AGREEMENT TYPE:
TENANCY

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Recently refurbished the pub is just on the edge of Wellingborough town centre, and very close to bookmakers, various food outlets and convenience stores. It is also within reach of town centre shopping and food/drink outlets. The pub is in great condition, having had an investment completed in May 2021, and a follow-up investment into the garden a little later. New signage and outside lighting have been added and the pub looks great from the outside.....it is a little gem waiting to be polished.

Pub Layout

The business has 2 main trade spaces internally, with a pool and darts area on the left-hand side of the pub, and the main bar area with the servery on the right-hand side. There are approx 50 seats overall internally. Outside, the pub has covered booths and approx 30 seats in the paved garden.

TRADING STYLE

This is a community local pub, on the edge of the town centre circuit, and can pick up business from multiple customer occasions. Wet only (no food), this pub will look after the mature clientele in the daytime with good value offers, blue-collar workers in the early afternoon, sports enthusiasts both watching on TV and playing traditional pub sports of pool and darts, plus also be a great place to visit on the way to a big night out in town (when this is allowed!).

ACCOMMODATION

Private Accommodation

There is generous sized living accommodation above the pub, consisting of a Lounge, 3 bedrooms, Kitchen, Laundry Room, and toilet/bathroom. Accessed from the pub, the tenant accommodation has been refurbished to a good standard in the last 12 months.

FINANCIAL

Annual Rent: £20,200

Security Deposit: £5,000

Working Capital: £4,000

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.

Training: £325 plus VAT



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

BDM VISION

You will need to be a skilled people person to fill each day-part and have a plan to attract the maximum possible custom. We are looking for a real self-starter that has the drive to really push this pub into the forefront of its community and surroundings. You must be a people person, be able to hold an audience, and love to be creative with how you do things, and how you engage and facilitate custom. Ideally you will have experience running a pub in the town centre or community





4th Floor, HQ Building, 58 Nicholas Street, Chester,
CH1 2NP
Tel: 01244 321 171
Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

 [admiraltaverns](https://www.facebook.com/admiraltaverns)
 [admiral_taverns](https://twitter.com/admiral_taverns)



4th Floor, HQ Building, 58 Nicholas Street, Chester,
CH1 2NP
Tel: 01244 321 171
Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

 [admiraltaverns](https://www.facebook.com/admiraltaverns)
 [admiral_taverns](https://twitter.com/admiral_taverns)

