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TAVERNS



FALCON HOTEL, WOORE

WOORE, CREWE, CW3 9SE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Falcon is located in the village of Woore, a civil parish in the Northeast of Shropshire. Woore sits on the border of both Cheshire and Shropshire counties and is nestled in an affluent village surrounded by housing and a small number of small shops on the village square. The nearest towns to Woore are Market Drayton, Whitchurch, Newcastle Under Lyme and Crewe. The A51 and A525 roads run through the village. Bridgemere Garden Centre is located just over the border into Cheshire and has a small number of retailers however this popular garden centre brings in custom to the Falcon from those driving to and from surrounding villages.

Pub Layout

The bar sits prominently at the front of the pub, welcoming guests as they enter. To the right, the dining area offers a cosy space for meals, while the pool room at the back provides a lively atmosphere for games. This area seamlessly extends onto a charming patio, which opens up to a spacious beer garden furnished with benches—perfect for enjoying a drink outdoors. To the left of the pub, you'll find the dedicated darts room, while the ladies' and gents' toilets are conveniently located at the rear, between the pool and darts rooms. Beyond this, a fantastic pub garden awaits, offering a relaxed setting for customers. The pub also features a fully equipped catering kitchen, positioned just off the dining area, complete with a well-stocked storeroom. Parking is available at the side of the building, accommodating up to 15 cars. There is also a side entrance into the pub for convenience, along with a front entrance accessible from the footpath. Additionally, the car park provides access for Woore Cricket Club.

TRADING STYLE

The Falcon is run as a traditional pub with quality food, well-kept cask ales with a good solid customer base. The food is traditional but due to the nature of this establishment it is also a destination food outlet. Food is competitively priced with an exceptional Sunday lunch offer – booking is always advised. The split is currently 60% wet and 40% food. There is also a pool team that play from the pub and there is scope to introduce darts teams.

ACCOMODATION

Private Accommodation

The private accommodation consists of a kitchen, lounge, bathroom, three bedrooms all to a good standard.

FINANCIAL

Weekly Rent: £384.62
Estimated Annual Turnover*: £387,694

- Starting rent – £125 per week + vat for the first 8 weeks (excluding fixtures and fittings)

Security Deposit: Initial £3,000 with build up to £7,875
Working Capital: £2,000
Stock: Wet £3,000/Food £1,500
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.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Kitchen | Open Fire | Sports Teams

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BDM VISION

This is a fantastic traditional community pub through and through, with all the hallmarks of a great pub with features such as an open fire, cask ales and food. The licensee(s) are key to making this pub successful driving high retail standards, with great products and great staff welcoming customers from near and far. Food is a key trade driver of the business and therefore requires someone who can deliver great home cooked food and outstanding Sunday lunches. The licensee (s) need to have the ability to offer a robust marketing plan throughout the year to ensure the local community feel catered for and also be passionate about cask ale as this attributes to almost 40% of draught sales.


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