admiral
TAVERNS



GAMECOCK, HARBURY

HARBURY, CV33 9HT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Gamecock is a semi-detached village pub in a prominent central position on Chapel Street, with everyday village amenities within walking distance. Harbury sits approximately three miles west of Southam and five miles south of Leamington Spa, with access towards the M40 and rail connections between London and Birmingham.
The opportunity combines the character of an established community pub with a proposed external and internal investment scheme. The concept is designed to strengthen kerb appeal, improve the customer journey, make better use of the flexible trading areas and enhance the garden offer. All proposed works and commercial terms remain subject to board approval.

Pub Layout

The central wooden bar serves the principal trading areas. The left-hand side provides an open-plan area suited to drinking, casual dining, darts and community use. The right-hand side combines fixed and loose seating, with a fireplace helping create a warm village-pub feel. A further rear room provides flexible space for pool, sports viewing, events or additional dining, with access to the kitchen and rear garden.
The proposed ground-floor scheme reworks seating and circulation, updates the toilets, refreshes lighting and floor finishes, improves the servery presentation and introduces renewed decorative treatments. The exterior proposal includes new signage, lighting, planting and a clearer beer-garden entrance. The garden proposals include renewed furniture, festoon lighting and treatment of the existing pergola. This subject to final board approval.

TRADING STYLE

The Gamecock is a great opportunity for an experienced licensee to develop this already good community pub and make it the best pub in the village. It currently trades with a solid drinks offer and good pub food, with the potential to increase trade by opening at lunchtime during the week and developing a more consistent food offer. The existing menu includes steak nights, sharing platters and a quality Sunday lunch, providing a good foundation to build on. The pub also has a good cask ale offer, which the ingoing licensee would need to maintain while reviewing the wider drinks range and looking for opportunities to introduce new products and improve the offer further. The Gamecock has all the foundations of a strong village pub, with the opportunity to build on its community appeal, increase trade and make better use of its existing offer. Good retail standards, marketing skills and a knowledge of beer and wine will be essential to take this business to the next level, alongside reviewing the opening hours to maximise its potential.

ACCOMODATION

Private Accommodation

The first-floor private accommodation is proposed to provide two double bedrooms, an office, lounge, kitchen/dining area and a bathroom. The scheme includes renewed decorations, floor finishes and improvements to the layout and facilities, together with a proposed new emergency fire escape. Final scope remains subject to approval.

3+ Private Bedrooms | Beer Garden | Cask Ale | Kitchen | Food Preparation Area | Live Music | Sports Teams

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FINANCIAL

Stepped rent structure (introductory period):
Weeks 1–6: £200 per week plus VAT
Weekly Rent: £346.15
Security Deposit: Low Deposit offer £3,000 – Buildable to £5,000 upon long-term agreement
Working Capital: £3,000
Stock: £3,000
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

We are looking for a hands-on licensee who can build on The Gamecock's existing strengths and establish it as a go-to pub for the village of Harbury. The successful applicant will need strong retail standards, a good understanding of food and drink, and the ability to lead the business effectively while creating a welcoming atmosphere for customers.
An experienced licensee or hospitality manager would be ideal, particularly someone with the commercial awareness to develop the food offer, review trading hours and introduce new ideas to increase trade. Strong marketing skills and the ability to build relationships with local groups, sports teams and village organisations will also be important.
While previous licensee experience would be beneficial, we would consider a first-time licensee with relevant hospitality experience, a sound business plan and the right support in place. Above all, we are looking for someone with the drive and personality to make the most of this opportunity and take an already good community pub to the next level.

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