



GAMECOCK, HARBURY

HARBURY, CV33 9HT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Gamecock is a semi-detached property with a hairdressers to the left and private housing to the right. It lies centrally within the village with an array of amenities all within walking distance to the pub. It's an attractive village pub located in the beautiful village of Harbury, three miles west of Southam and five miles south of Leamington Spa in the heart of the Warwickshire countryside. Harbury is an affluent village of approximately 2,500 people, and is conveniently located with excellent transport links, including the M40 three miles away and trains direct between London and Birmingham.

Pub Layout

Through the front door of the pub, you are greeted by a wooden bar which serves all areas of the pub. To the left you will find both men's and women's toilets, along with an open plan trade area, currently equipped with a darts board and loose seating for both drinking and dining – this space could seat around 15/20 covers. The right hand side of the pub has a combination of both fixed and loose seating, making space for another 20 possible covers. The log burner creates a cosy and welcoming atmosphere, making it the perfect spot to relax and socialise on a cold winter evening. Towards the rear of the pub, there is an additional trade area currently used as a pool room. This versatile space could easily be transformed into extra dining capacity as part of a future food relaunch. Conveniently, access to the newly refurbished kitchen is also provided through this room. The large beer garden to the rear of the pub, complete with sheltered seating, draws in customers in warmer months. Although there is no parking at the pub, it is minutes away from the village car park which is located behind the library.

TRADING STYLE

The Gamecock is a great opportunity for an experienced licensee to really develop this pub to be the best pub in the village. It currently trades with a solid drinks offer with good pub grub but does not open at lunch times in the week meaning that there is potential to further increase this part of the business. The food menu offers steak nights, sharing platters and a quality Sunday lunch with the potential to open during the day offering a quality food menu. The pub has a good cask ale offer and the ingoing licensee would need to continue and review the other products looking to introduce and improve the drinks offer further. The Gamecock is essentially a good community pub that needs to be developed and to have a more consistent food offer in place. Good retail standards, marketing skills and a knowledge of beer and wine are essential to take this already good business to the next level. There is also the potential to review the opening hours of the pub.

ACCOMODATION

Private Accommodation

The domestic accommodation consists of two large double bedrooms, an office, living room and large kitchen diner. There is also a separate bathroom with shower, toilet and hand basin. The flat is very spacious and has character and has been recently invested in.



3+ Private
Bedrooms



Beer Garden



Cask Ale



Kitchen



Food
Preparation
Area



Live Music



Sports Teams

FINANCIAL

Weekly Rent: £346.15
Security Deposit: £5,000 or the equivalent of three months’ rent, whichever is greater
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 local, experienced operator. Someone with good knowledge of the community and experience in running food operations. The licensee will engage at every level, leading and driving their business from the front, with the ability to demonstrate marketing techniques to attract customers to the pub from far and wide. They will put their people and their community at the heart of everything they do. Focusing on great retail standards, traditional pub grub, championing cask ales, and encouraging sports teams to drive this business further. Getting involved with village fundraising and events to create loyalty will build on the foundations here which are already sown in.



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