admiral
TAVERNS



GATE RATCLIFFE, ATHERSTONE

ATHERSTONE, CV93NY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Gate pub is situated in the affluent hamlet of Ratcliffe Culey in the county of Leicestershire near the county border of Warwickshire. Local amenities include a traditional post office, church and caravan parks. A lifestyle community with beautiful countryside and rolling hills. As the pub is situated on the main road it offers transport links to the A5 from Tamworth, Atherstone to Hinkley with ease of access to the M42.

Pub Layout

On entering the premises, you are greeted by a large bar servery for all main trading areas. On the left of the bar you have access to the large beer garden along with the well-equipped catering kitchen. On the right of the bar is access to ladies and gentlemen's toilets. The main trading area is recently decorated throughout and fully furnished with a mixture of fixed and loose seating, and houses an open fire creating a welcoming and warm ambience. The pub can cater for fifty plus covers. Externally the beer garden is part lawned and part patioed which has a covered area to use throughout the seasons with a white picket fence surrounding. A car park is located at the side of the garden with housing for up to sixteen vehicles along with on-street parking.

TRADING STYLE

The Gate has recently been run as a wet led pub with food trucks providing the food. The pub has the opportunity to develop the food offering making it the go to destination food pub with alfresco dining along with premiumising the range of drinks products. The pub is well supported by the local community, walkers, ramblers and visitors to the area. Locally sources produce would be well received with weekend specials ensuring a quality offer.

ACCOMODATION

Private Accommodation
The private accommodation, which is located on the first floor consists of three bedrooms, lounge, family bathroom and kitchen.

FINANCIAL

Weekly Rent: £346.15
Estimated Annual Turnover*: £327,185
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £3,000
Business Rates:£Nil. 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.
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

The Gate presents an incredible opportunity, and Admiral Taverns is seeking a licensee(s) who will seamlessly integrate into the community. They should not only cultivate a loyal local customer base but also seize the opportunity to elevate the pub's offerings to a more premium level. Establishing a reputation for exceptional food will be key to expanding the pub's reach beyond its immediate surroundings. Additionally, the

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

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