admiral
TAVERNS



GEORGE, WITHAM

WITHAM, CM8 2AQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The George is a substantial town centre pub, on the circuit in Witham. The town has seen steady population growth in recent years, with a mix of young families, professionals, and retirees choosing to settle here. Witham boasts a range of amenities, including schools, healthcare facilities, shops, and recreational spaces, catering to the needs of its residents. With fantastic transport links, The George is easily accessible to visitors from further afield, with its train station offering frequent services to London Liverpool Street, Colchester, Chelmsford, and other nearby towns and cities.

Pub Layout

The George has two entrances. The side entrance currently leads to the pool area and front bar, darts area and casual seating. The main entrance which has disabled friendly access leads to the main bar. Around to the right is another spacious seating area which encompasses a raised area with leather bench seating. At the rear of this side of the pub, is a fantastic raised area that can be used for functions, an additional pool table, Super-League Darts and much more. Externally there is a partially covered, enclosed decking area.

TRADING STYLE

The George is a well-established locals pub renowned for its live sports and entertainment and is presently a wet led, sports focussed pub. Having had a full refurbishment in recent years, the George benefits from having pool teams, darts teams and super-league darts. A great space for the locals to meet and socialise as well as watch televised sports on various streaming channels, this pub really is the hub of the local community.

ACCOMODATION

Private Accommodation

The private accommodation is substantial and comprises 5 bedrooms, bathroom, kitchen, lounge and office.

FINANCIAL

Weekly Rent: £413.46
Estimated Annual Turnover*: £528,028
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £4,000
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.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Our vision is to grow The George's existing trade levels and maximize the potential of the pub. This means as well as enhancing our live sports and entertainment experiences, also introducing a compelling food offering to complement these activities. With ample space for functions and private hire, there's enormous potential to attract a diverse clientele and create memorable occasions.

The ideal licensee for The George will be someone with a passion for hospitality and a flair for customer service. They should integrate well into the community and have a clear vision for this pub moving forward.

3+ Private Bedrooms | Beer Garden | Cask Ale | Function Room | Kitchen | Live Music | Sports Teams

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