admiral
TAVERNS



GREEN DRAGON, WYMONDHAM

WYMONDHAM, NR18 0PH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,950

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Green Dragon is a large and attractive Grade II pub situated in the beautiful town of Wymondham just south of Norwich. Close to the A11 and with direct train links to Norwich and Cambridge, this town is perfectly placed and is well sought after property. It's a vibrant town with a population of just under 15,000 which is set to increase with several further housing developments locally. With the beautiful River Tiffey running through the town, Wymondham is the perfect place for shopping, country walks and pub trips.

Pub Layout

There is a main bar area with a snug and a larger room just off the bar. The actual bar servery is on the smaller side so the right licensee will need to be very savvy and organised! th spacious firs floor is used for dining bt is also suitable for events and private functions. There are extensive covers externally within the garden and patio area which makes the pub especially popular on sunny days. The trade kitchen is on the ground floor so is easy access to all areas. There is also one main cellar but two additional cellar storage areas to accommodate the stock needed for this larger pub.

TRADING STYLE

The pub is a key meeting point for the town with a large real ale following. Food here is key too, given the extensive kitchen facilities. It is well known for its Sunday dinners and quality home-cooked food. The garden area sees plenty of use and has been the location for large beer festivals which should return here in the summer months.

ACCOMODATION

Private Accommodation

The private accommodation comprises of a 3 bedroomed, office and private bathroom and kitchen. The accommodation is spread out over two floors.

FINANCIAL

Weekly Rent: £599.62 – (Starting rent available of £193 (net) per week available)
Estimated Annual Turnover*: £552,264
Security Deposit: £2,000 (Building to £5,000 or the equivalent of three months' rent, whichever is greater, during tenure)
Working Capital: £3,000
Stock: £4,950
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 Green Dragon is in the heart of Wymondham and one of the pubs that makes this town special. The previous licensees had won numerous awards and have a large following yet there is still potential to build on this and develop all aspects of the business further with a refreshed food and drink offer. This is a large pub and not for someone new into the industry but for experienced and highly motivated licensees who can see the potential here. The right licensee will be savvy in terms of cask ale, good food and along with strong social media skills.

3+ Private Bedrooms | Beer Garden | Cask Ale | Function Room | Kitchen | Food Preparation Area | Live Music | Open Fire

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