



HARE & HOUNDS, NUNEATON

NUNEATON, CV10 7JA

**AGREEMENT TYPE:
OPERATOR MANAGED**

**YOUR INVESTMENT:
£2000**

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Hare & Hounds is an exciting opportunity, Proper Pubs invested in this great pub early 2024 with a £280,000 investment. The pub is be a great example of community pub. Situated in Nuneaton, a market town in northern Warwickshire, close to the county border with Leicestershire and West Midlands County. The Hare & Hounds occupies a prominent roadside location making it great for passing trade as well as catering for its regulars and with our external investment will have great curb side appeal .

Pub Layout

The pub was transformed in early 2024 and is great condition throughout. It is a thoughtful blend of modern and classic design elements, creating a welcoming and versatile space for all to relax and enjoy. The subtly zoned trading area will keep that cosy feel with both wooden and carpeted areas. The main bar area is a great space for live entertainment there is a state of the art darts board & pool table and makes a great space for locals to enjoy, whilst carefully balanced with a separate lounge and snug area for locals wishing to enjoy a more relaxed drink with friends A mix of modern loose seating and fixed seating carefully balances between flexibility and stability in the seating arrangements. The bar servery will service all areas and be well stocked with a varied product range to suit all. There is a great beer garden to the rear which is ideal for community events and for locals to enjoy in the summer months

TRADING STYLE

The Hare & Hounds has a varied rhythm of the week, with a diverse entertainment programme with solo singers, bands & karaoke over the weekends. The product range is vast with a varied range with the offering carefully balanced between affordable pricing and product range catering for the wider customer base. The pub currently has a pool and darts team and the new operator would want to continue with this and grow the teams, sports is high up there on the weekly events with the pub having sky & TNT. Its important that you stay connected with your community by organising charity events and fundraisers, this will ensure the Hare & Hounds will be the go to community pub.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, bathroom, kitchen, lounge, office a great place to call home.



3+ Private
Bedrooms



Beer Garden



Car Park



Function Room



Live Music



Sports Teams

FINANCIAL

Security deposit: £2,000

Estimated Annual Turnover (Net): £312,000

These figures are based on our Business Development Managers assessment of the trading potential of this pub and are intended for guidance purposes only.

No rent applicable on this agreement

This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters.

All new operators have comprehensive free training as part of their agreement.

- **7 Steps to Sales Success Training Programme.** Held online over two days, you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
- **E-Learning Training for you and your staff.** Featuring more than 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal Development and Wellbeing.

BDM VISION

Nicky Bellingham the Business Development Manager is seeking someone with that spark and zest for all things pubs, an experienced individual or couple who genuinely love the pub atmosphere, enjoy engaging with customers, and deliver top notch service! A commitment to maintaining high retail standards is crucial for creating a positive and inviting environment where everyone feels welcome. Experience in running a similar style pub is essential. You must have the skills to drive the business forward and have a strong and diverse rhythm of the week, whilst keeping the community close to all that you do.



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