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TAVERNS



HEARTY GOODFELLOW, STOCKINGFORD

WARWICKSHIRE, CV10 7NQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Hearty Goodfellow is a prominent, detached public house located on a busy main road, surrounded by a large residential community. Serving as a cornerstone of the local area, it operates primarily as a wet-led venue and enjoys a loyal and consistent customer base. The pub is situated in Stockingford, a suburb of Nuneaton, the largest town in Warwickshire. Nuneaton is well regarded for its excellent transport links to nearby cities such as Coventry and Birmingham, making it a popular location for commuters. The town also boasts a vibrant retail and shopping scene, attracting both visitors and local residents alike. Located approximately two miles from Nuneaton town centre, Stockingford offers a more peaceful, village-style setting for its approximately 6,000 residents. Its proximity to the picturesque Hartshill Hayes country park also makes it a popular stopover for walkers and visitors seeking a well-earned refreshment and recharge.

Pub Layout

Recently refurbished to an excellent standard, the entrance to the pub is centrally located at the front of this charming and traditional building, leading directly into the main trading area. Inside, the Hearty Goodfellow features a spacious single-bar layout with a classic and welcoming atmosphere. A combination of low and high-level seating is available throughout, complemented by a dedicated pool and darts area to the side, offering ample space for both relaxation and recreation. To the rear, a large beer garden provides an attractive outdoor setting, while a car park to the side accommodates approximately six vehicles. Additional outbuildings are also available, offering convenient storage space.

TRADING STYLE

The Hearty Goodfellow is a thriving, community-focused pub at the heart of local life, offering a welcoming atmosphere and a vibrant social scene. Trading successfully as a traditional wet-led venue, it combines the charm of a classic local with a modern approach to entertainment and hospitality. The pub boasts both darts and pool teams and proudly serves as the home base for Coventry City FC supporters, with travelling coaches meeting here before and after matches, creating consistent trade and a lively atmosphere. With regular live sports, music events, and weekly activities, the Hearty Goodfellow enjoys a strong and loyal customer base. Its adaptable trading space allows for a variety of functions, from everyday social gatherings to private parties and larger community events. Recognised as a well-supported local venue, the pub presents a solid opportunity for a licensee to take on a beautifully refurbished and ready to trade business with the opportunity for consistent trade and scope for further development.

ACCOMODATION

Private Accommodation

The private accommodation consists of an office space on the ground floor with four bedrooms, a lounge, kitchen and bathroom upstairs.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Live Music | Sports Teams

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FINANCIAL

Weekly Rent: £375.00 starting rent available £200 per week for the first eight weeks
Estimated Annual Turnover*: £306,546
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,500
Stock: £3,500
Fixtures and Fittings: £28,000 with an initial upfront payment of £7,000 – 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 Hearty Goodfellow has recently undergone an extensive refurbishment and would ideally suit an experienced individual licensee or couple seeking a full five-year tenancy with Admiral Taverns. The works included a complete internal refit and garden scheme, new signage, and upgraded private accommodation, creating a refreshed and welcoming environment throughout. As a true community-focused venue at the heart of the local area, the Hearty Goodfellow is well positioned to thrive under capable, hands-on management. With the introduction of an active weekly programme, featuring community events, regular entertainment, and a varied rhythm of activities, this pub has the potential to become a vibrant hub for all. The spacious beer garden is a key asset, offering excellent potential for outdoor functions and events, as well as providing a safe and enclosed space where families can relax and children can play during the summer months.


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