



HOLYWELL, HINCKLEY HINKLEY, LE10 1HL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Holywell is a large, detached, double fronted, traditional building, located on the main throughfare of London Road in Hinckley. It has a long history dating back to 1835 and was built over the original 'Holy Well' natural spring, which can be traced back to medieval times. Sitting on the edge of the town, the Holywell is the central focal point for a predominantly owner-occupied area and provides a welcome drinking spot for the locals. The Holywell is a great location for families and professionals to be based, with easy access to the A5, providing links to the M69, M6 and M1 making it a popular location for commuters and visitors travelling between the wider West Midlands region and Hinckley train station just 1km from the pub.

Pub Layout

Using the large car park sited next to the pub, you enter through the main double front doors and are welcomed with an extended bar servery down the left-hand side of the pub and a large, open plan trade space across the entire ground floor. A pool area to the rear, and a darts area to the right; sports are a key focus of this great local venue and large TV screens are located throughout. A mixture of low and high-level seating serve the pub, and two lovely stone open fires help to warm the cosy nights. Access to the toilets and kitchen can be found on the far wall giving direct access and then to the rear of the main room, you will also find a function room/ darts room which can accommodate around 50-60 additional people. The double doors in this room open out onto the spacious courtyard garden laden with benches and also provides access to the fully equipped outside bar servery.

TRADING STYLE

The pub currently operates as a wet-led, sports focussed venue with an occasional food offering. With regular open mic nights and weekly activities, the Holywell is very popular with locals for being a 'one-for-all' venue. 5 darts teams and 2 pool teams play out of the pub and Sky Sports / TNT showings have been very popular. The kitchen currently offers a 'Burger Van' style food offering, and the drinks are varied and plentiful.

ACCOMMODATION

Private Accommodation

The private accommodation is large and consists of 3 bedrooms, living room, kitchen and family bathroom and can be accessed via the back of the bar or via a private entrance to the side of the pub.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Function Room



Kitchen



Food
Preparation
Area



Live Music

FINANCIAL

Weekly Rent: £500.00

Estimated Annual Turnover*: £263,706

Security Deposit: £6,500

Working Capital: £2,000

Stock: £6,000

Zero Business Rates* – 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. Please note, this only applies to pubs marked with an Asterix *

Fixtures and Fittings: To be confirmed upon valuation – funding options 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

Ideally, I am looking for a highly motivated couple or individual with experience across both the bar and kitchen, who are passionate about hospitality and committed to maintaining high standards of service, food and customer experience. The ideal licensee(s) will be hands-on, hardworking, friendly and customer-focused, with the ambition to develop the pub and become an integral part of the local community. A keen eye for detail and the ability to use social media to re-establish this venue and put it back on the map, will be a desirable asset to the new licensees and a passion for weekly activity will see this venue grow. This is an exciting opportunity for the right people to put their own stamp on a well-established local pub, develop the food and drink offering and build a successful long-term business.



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