



LEATHER BOTTLE, WELLINGBOROUGH WELLINGBOROUGH, NN9 5PR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Located in Irthlingborough, the Leather Bottle sits in a residential area with plenty of houses surrounding the pub just outside the town centre. Irthlingborough sits on the River Nene just outside of Wellingborough, a market town in North Northamptonshire. With a population of 8900 Irthlingborough was initially the smallest town in England to have a football league team before the promotion of Forest Green Rovers in 2017. Surrounded by natural beauty with the Irthlingborough lakes & meadows owned by the Wildlife Trust and the numerous factories and logistics companies with a long history connected to Whitworths and Dr. Martens, the town is used by commuters for employment via the direct routes on the A45 or the A6.

Pub Layout

The trading area is all on the ground floor with an open plan style. As you enter the front door the toilets are to the left, entrance to the large garden is directly in front of you and the bar is on your right. There is a horseshoe shaped bar that accommodates the main trade area and an additional pool room to the side which is open to viewing from the main bar area.

The area in front of the very useful outside bar is covered, so can be used 365 days a year. The garden area is large and can seat 60+ people.

TRADING STYLE

The Leather Bottle is a popular drinks focused pub and in the last few years has been refurbished to a very high standard to include an outside bar. The pub has a pool and darts team, regular live TV sports and weekly music entertainment to entice the locals and ensure it is at the hub of the community. A great blended drinks offer is available and bar snacks also prove a popular addition.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, living room kitchen and bathroom.

FINANCIAL

Annual Rent: £19,950 – starting rent available £1 per week for the first eight weeks

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £3,500

Stock: £3,000

Trade credit: £2,000 trade credit once licensee has been in situ for 12 weeks

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

Admiral Taverns are looking for a passionate, community-driven licensee ready to take a beautiful, already successful pub to the next level. This is a fantastic opportunity for someone who enjoys being at the heart of their local community and knows how to create a welcoming, vibrant atmosphere both in-house and online through smart use of social media and local marketing. The ideal licensee will take pride in delivering a high-quality drinks offer, with a genuine love of great beers and ales, exceptional customer service, and high standards throughout. There's real scope to build on the pub's strong foundations



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Live Music



Open Fire



Sports Teams