admiral
TAVERNS



MALTINGS, WARE

WARE, SG12 0AD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,875

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

residents, offering a strong customer base. can you add transport links
The Maltings is a detached property featuring a single-bar layout, soon to benefit from an attractive internal refurbishment and upgrade, further enhancing its welcoming atmosphere. The exterior was refreshed approximately two years ago and remains in excellent condition.
Situated just off the vibrant town centre of the historic market town of Ware, the pub enjoys a desirable location surrounded by an affluent local demographic. With a population of nearly 20,000, Ware provides a strong potential customer base, supported by visitors from the surrounding villages and neighbouring towns. The town benefits from excellent transport connections, with Ware railway station offering regular services towards London Liverpool Street via Tottenham Hale. The nearby A10 provides convenient road access to Hertford, Broxbourne, Cambridge and London, while the M25 is also within easy reach. These connections make The Maltings easily accessible to both local residents and visitors from the wider area.

Pub Layout

The Maltings features a spacious open-plan layout with a distinctive L-shaped bar, creating a welcoming and sociable atmosphere. The traditional interior offers a comfortable setting, with space for pub games, including a dedicated area for darts. Outside, picnic tables provide an inviting spot to relax and enjoy the surroundings during the warmer months. Plans are also in place for an internal refurbishment, which will enhance the overall appearance and comfort of the pub, introducing a fresh, modern feel while retaining its traditional character and charm.

TRADING STYLE

The Maltings is a well-established, wet-led community pub with a strong following for its cask ales, lagers and live sports. There is excellent potential to build on this established offering by introducing a broader drinks selection, including premium whiskies, rums and gins, alongside an improved wine range that reflects the preferences of the local market. Although the pub does not have a commercial kitchen, there is an opportunity to introduce a simple back-bar food offering, such as grazing boards, sharing platters and traditional bar snacks. This would complement the existing drinks selection, appeal to a wider customer base and encourage guests to spend more time enjoying the welcoming atmosphere.

ACCOMODATION

Private Accommodation

The private accommodation is accessed from either within the pub through the downstairs food prep area, or there is an exit to the rear yard, and exit can be made from the rear doors. There are 2 good sized bedrooms, dual aspect lounge, kitchen and bathroom. The space is in good condition throughout.

Cask Ale | Food Preparation Area | Live Music | Open Fire | Sports Teams

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FINANCIAL

Weekly Rent:£408.65
Estimated Annual Turnover*: £239,968
Security Deposit: £5,375
Working Capital: £3,500
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
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 *
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

We're looking for a licensee that will focus on all community activities; driving events and reasons to visit. Real ale could be a strong focus alongside sports and entertainment. this could be an opportunity for a new starter into the industry with a strong focus on trade building, marketing and promoting events in a strong demographic.

FUTURE PLANS

We are in the process of working up a redevelopment for the pub, with a view to take it back to being a good quality pub with food, in line with the strong demand in the local area.
The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.

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