admiral
TAVERNS



MILLSTONE INN, RYHALL

STAMFORD, PE9 4HH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£16,750

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Millstone is located prominently in the affluent village of Ryhall, a civil parish in the county of Rutland in the East Midlands. It is bounded to the west by the A6121 Main Road from Stamford to Bourne. The pub is surrounded by residential housing and several local business and farmland. The Business was rebranded as the Wicked Witch however Admiral have re-named the Millstone its previous known name.

Pub Layout

On entrance, you are greeted by a large wooden traditional bar servicing all arears of the snug, restaurant and dining room, including function room. There is loose seating throughout the pub with wooden flooring and open fires creating a warm ambience with traditional beams, a feature of the pub with elegant furnishings in each room. The snug arears are situated on entrance and to the left of the bar with the dining facility at the back of the pub. The well-equipped kitchen is serviced through a separate entrance in the dining area. The toilets are situated next to the bar which leads to the beer garden. Externally the beer garden has rural views with a car park housing approximately 10 cars. The pub is in immaculate condition throughout. There is a function room upstairs which is used for large sittings or private events.

TRADING STYLE

The Millstone has a strong food offering, making up 70% of its weekly sales. A strong food offering works well here, alongside a great range of cask and craft ales along with premium spirits and world lagers. There is scope to introduce a more relaxed traditional dining offer to bring further clientele throughout the week, which will in turn attract customers from the village and further afar.

ACCOMODATION

Private Accommodation
The private accommodations which is accessed internally, consists of three large bedrooms, with lounge, kitchen, office and separate bathroom.

FINANCIAL

Weekly Rent: £442.31
Estimated Annual Turnover*: £376,889
Security Deposit: £5,750
Working Capital: £7,000
Stock: £4,000
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

The Millstone is a strong village community pub that would suit an individual or couple. The ideal candidate will have strong local community links or be able to build these, to help develop the pub and its trading style and draw clientele from the village and surrounding areas. The pub should have a strong food offering with locally sourced ingredients, without being too gastro, a good quality pub grub menu would work well here. A selection of beers and real ales should be on offer and be promoted by ingoing licensee.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Children Play Area | Function Room | Kitchen | Food Preparation Area

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