



MILLSTONE INN, RYHALL STAMFORD, PE9 4HH

AGREEMENT TYPE:
TENANCY

YOUR INVESTMENT:
£16,000

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 areas 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 areas 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 current trading style is 70 / 30 food orientated with traditional food. A great range of cask and craft ales along with premium spirits and world lagers are well received by the locals and those travelling from afar. There is scope to introduce a more relaxed traditional dining offer to bring further clientele throughout the week.

ACCOMMODATION

Private Accommodation

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

FINANCIAL

Annual Rent: £25,000

Security Deposit: £5,000

Working Capital: £7,000

Stock: £4,000

Fixtures and Fittings: 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.

Training: £325 plus VAT

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns are looking for an individual or couple who can run a strong village community pub that has a great offering of pub grub and real ales. 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.