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TAVERNS



NAGS HEAD INN, STAPLETON

STAPLETON, LE9 8JN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,250

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Nags Head is a charming Tudor-style pub located on the main road through the picturesque village of Stapleton, Leicestershire. Surrounded by idyllic English countryside, scenic walks, tranquil parks and rivers, the setting complements the pub's warm and inviting atmosphere—making it the perfect spot to enjoy a drink and a delicious meal, whether basking in the summer sun or settling in on a cosy winter evening. While the village offers all the essential amenities, the pub also benefits from excellent visibility and steady passing trade thanks to its prominent location on the main road.

Pub Layout

The Nags Head offers a charming blend of cosy comfort and spacious versatility. Inside, you'll find a snug bar area perfect for a relaxed drink comfortably accommodating approximately 15 customers, alongside a large and open dining space that can cater for approximately a further 30 people with ample loose seating—ideal for everything from intimate gatherings to larger parties. The décor is warm and traditional, with neutral tones that create an inviting atmosphere to unwind. Over the years, the pub has earned a strong reputation for serving quality food and regularly hosts popular entertainment and community events. Practicality is a key feature too. The cellar is conveniently located on the ground floor with easy access from the bar, and there's a fully equipped commercial kitchen, complemented by an external dry store and bottle store. Outside, the pub features a generous car park to the side, making it an easy stop for passing traffic. The expansive garden is a standout, dotted with classic wooden benches and framed by scenic paddocks, offering a picturesque setting for outdoor dining and events. An additional outbuilding houses an external bar and BBQ area, adding to the venue's appeal during warmer months.

TRADING STYLE

The pub currently operates with a strong focus on drinks (70/30 split), but there is significant untapped potential in the food offering. With a well-equipped commercial kitchen and an already popular food menu, there's a clear opportunity to elevate the food offer by introducing a fresh and creative menu. Additionally, the pub could further differentiate itself by expanding its drinks range and making better use of the dining room for events and special occasions.

ACCOMODATION

Private Accommodation

The private accommodation is spacious and consists of three bedrooms with a family bathroom, a kitchen/diner and large lounge.

FINANCIAL

Weekly Rent: £480.77
Estimated Annual Turnover*: £356,813
Security Deposit: £6,250
Working Capital: £3,000
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.

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

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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BDM VISION

We are looking for an experienced couple or individual with a food background, previous experience in a similar style business is vital. You will need to have strong business controls and good marketing skill set. Your standards must be at the top of the game and ensure consistency in delivering good food and service. You will need to think outside the box and ensure the rhythm of the week caters for the wider market with some weekly food promotions as well as some varied entertainment along side quiz nights and hosting community events.


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