



NAGS HEAD, BRAINTREE

BRAINTREE CM7 3HG

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Proper Pubs have previously invested in this fantastic opportunity and we are seeking a new operator. The Nags Head is indeed a gem of a pub, with its recent investment and prime location in the town centre of Braintree. Situated on the market square surrounded by local shops, it benefits from high foot traffic and visibility. Braintree's proximity to major towns like Chelmsford and Colchester also positions it well for attracting both locals and visitors passing through.

Pub Layout

The Nags Head has undergone a remarkable transformation following significant investment, resulting in a welcoming and attractive space for customers of all ages. The fresh décor and varied seating options cater to a wide range of customers, ensuring that everyone feels comfortable and accommodated. The pub's interior design features a combination of loose and fixed seating arrangements, as well as both carpeted and wooden floor areas, providing a diverse and inviting environment. With two trading spaces, all serviced by a prominent bar servery, the pub efficiently accommodates high volumes of customers while maintaining a seamless flow of service. Additionally, during the summer months, the external space offers ample room for tables and chairs on the pavements, creating an inviting outdoor setting for up to 30 guests. This provides a perfect spot to relax, socialise, and enjoy watching the world go by.

TRADING STYLE

Situated in the bustling town centre, The Nags Head benefits from a steady daytime trade, as locals gather to enjoy drinks and catch up with friends. The pub trades from 10.30am so has ample opportunity to capture the day time visitors while at the weekend the party continues till midnight, to fully capitalise on its prime location and maximise evening foot traffic, the pub requires a strong rhythm of the week with engaging evening entertainment. To meet this demand, the pub will focus on offering a diverse range of evening entertainment options, including DJ nights, Open Mic sessions, quiz nights, and poker tournaments. These events will cater to different tastes and interests, ensuring there's something for everyone to enjoy throughout the week. The Nags Head takes pride in offering a fantastic product range that caters to all tastes and preferences. Our diverse selection ensures that there's something for everyone, in addition to our already great category of leading products, we run numerous promotions daily to give our locals even more reasons to enjoy their time at the pub.

ACCOMODATION

Private Accommodation

The private accommodation is in good condition, offering a comfortable and inviting space. With two bedrooms, a sitting room, a bathroom, and a kitchen, it provides ample living space ideally suited for a couple or family.



3+ Private
Bedrooms



Beer Garden



Live Music

FINANCIAL

Security deposit: £2,000

No rent applicable on this agreement

This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters.

All new operators have comprehensive free training as part of their agreement.

- **STRIVE- The Proper Pubs way** . Held online over two days, you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
- **E-Learning Training for you and your staff**. Featuring more than 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal Development and Wellbeing.

BDM VISION

Nicky Alsop the Business Development Manager is seeking an experienced town centre operator with a successful track record of running a similar pub. The new operator should implement a great rhythm of the week by focusing on ensuring that all the customers are catered for. The ideal applicant will bring a strong understanding of the local market and the ability to consistently deliver great results. If you're passionate about hospitality, know your community well, and take pride in creating exceptional experiences every day, this could be the perfect pub for you.



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