admiral
TAVERNS



NEW INN, WESTERLEIGH

WESTERLEIGH, BS37 8QH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The New Inn is situated in the attractive village of Westerleigh in South Gloucestershire, an affluent and desirable area surrounded by countryside while still benefiting from excellent access to nearby towns and cities. The village is conveniently located for Yate and Bristol, with Bristol approximately 10 miles away by road. There are also local bus connections serving Westerleigh and the surrounding area, while nearby Yate provides rail links via Great Western Railway. Westerleigh has a strong village community and its accessible location provides the opportunity to attract both loyal local customers and visitors from the wider South Gloucestershire and Bristol area. The pub is also situated close to Westerleigh Crematorium, providing an established opportunity for wakes and family gatherings. With the right licensee, the New Inn has excellent potential to build on its village pub roots and develop a strong reputation for good food, quality drinks and a warm, welcoming atmosphere.

Pub Layout

Internally, the New Inn offers two distinct trading areas, with two separate entrances and a centrally positioned bar servery. The lounge is a welcoming space featuring an open fire and provides seating for 50+ covers, making it well suited to dining, Sunday lunches, wakes and private gatherings. A separate bar area provides a more traditional village pub environment. The pub also benefits from a large ground-floor commercial kitchen, customer toilets, a good-sized car park and an outdoor patio area, providing plenty of scope to develop both the food and drinks trade.

TRADING STYLE

The New Inn offers an opportunity to build on its established food and occasion trade while placing a greater emphasis on developing a strong, sustainable wet-led business. Sunday lunches and wakes are important parts of the pub's existing trade, supported by its proximity to Westerleigh Crematorium, and there is scope to maintain and develop these with a focused, quality food offer that complements the drinks business.

Cask ale should remain an important part of the offer, alongside opportunities to grow regular local custom through darts, monthly entertainment and community-focused events. The two distinct trading areas provide flexibility to accommodate dining and occasion-led trade while maintaining the atmosphere of a traditional, welcoming village pub. The focus should be on creating a pub that gives the local community plenty of reasons to visit, with great hospitality, a quality drinks offer and food that works commercially for the business.

The pub does not currently rely on Sky Sports or a pool offer, leaving the incoming Licensee the opportunity to shape the entertainment and activities around the preferences of the local community.

ACCOMODATION

Private Accommodation

The private accommodation has recently been refurbished and provides comfortable accommodation comprising three bedrooms, a private lounge, kitchen and bathroom

3+ Private Bedrooms | Car Park | Cask Ale | Function Room | Kitchen | Food Preparation Area | Live Music | Open Fire

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

admiraltaverns admiral_taverns

FINANCIAL

Weekly Rent: £461.54
Estimated Annual Turnover*: £308,750
Security Deposit: £6,000
Working Capital: £4,000
Stock: £5,000
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

This is a rare opportunity to take on a well-supported community pub, becoming available following the sad passing of the previous landlord. The incoming licensee will have the opportunity to build on the strong foundations already established, maintaining the pub's existing trade while bringing their own ideas and ambition to its future. The vision for the New Inn is to continue establishing it as a welcoming, quality village pub, with a balanced food and drink offer and a strong emphasis on building sustainable wet-led trade.
We are looking for a hands-on, community-minded licensee who can deliver great hospitality while creating a commercially successful business. Previous food experience would be a real advantage, particularly someone confident in developing a focused food offer that complements the pub's core drinks trade and appeals to the local market.
Sunday lunches should remain a key part of the weekly trade, alongside the established wakes and occasion business, supported by the pub's close proximity to Westerleigh Crematorium. There is also plenty of scope to grow regular local custom through a quality cask ale offer, monthly entertainment, darts and community-focused events, creating a pub that gives people a reason to visit throughout the week.
With a large commercial kitchen, 50-plus-cover trading area, traditional open fire, car park and outside patio, the New Inn offers an incoming licensee plenty of opportunity to make their mark. The ideal person will bring strong local knowledge, confidence in food and drink, and a visible, hands-on presence both behind the bar and within the community, building on what is already a valued local pub.


3+ Private Bedrooms


Car Park


Cask Ale


Function Room


Kitchen


Food Preparation Area


Live Music


Open Fire

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

admiraltaverns admiral_taverns