admiral
TAVERNS



OLD WINE VAULTS, EASTWOOD

NOTTINGHAM, NG16 3BP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Reputedly the oldest pub in Eastwood, dating from 1779. The Old Wine Vaults is a Grade II Listed Building in Broxtowe Borough Council's Eastwood Conservation Area. It is located on the main road close to the busy crossroads in the middle of Eastwood. The Old Wine Vaults is friendly community pub with a beautiful, fully enclosed rear garden with a decked area and a children's play area.

Pub Layout

Upon entering the pub, you will find yourself within open plan layout on a split level, with a separate taproom. The trading area is serviced from a central bar, and there is a functional catering kitchen located to the rear of the bar; however, it does need some upgrading. As you face the pub form the main road, the carpark is to the left and the beer garden to the right.

TRADING STYLE

The Old Wine Vaults is a wet-led site that has a sound reputation for cask ales. By day it is family-friendly, and in the evenings there is a great variety of entertainment, including live music and televised sports. It is home to sports teams and is a vibrant, lively place that is popular with families in the warmer summer months. With the right operator, the landlords are looking to move the retail offer at this site to a value-led wet-site to compete with and take trade from other value-led competition in the area.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, a kitchen, bathroom and sitting room.

FINANCIAL

Weekly Rent: £425.96
Estimated Annual Turnover*: £242,366
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £3,500
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

I am looking for a licensee who is driven to providing the community with a family-friendly pub during the day but is keen to offer evening entertainment including some live music and televised sports (although not a dedicated rock venue). The pub has historically been home to sports teams and has been a vibrant, lively place. During the summer, the large beer garden is a sun-trap and ideal for BBQs and other outdoor activity and is extremely popular with families in the warmer summer months. This site requires a truly community-minded operator who knows the local area and is keen to make the pub a real neighbourhood hub. The new licensee will have to be able to manage the different aspects of the site through making sure there is plenty to attract families

by day as well as great live music and sports available for the evening customers.


3+ Private Bedrooms


Beer Garden


Car Park


Cask Ale



Children Play Area


Kitchen


Live Music


Sports Teams

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