



## PIKE & EEL, DAVENTRY

### DAVENTRY, NN11 4RB

**AGREEMENT TYPE:**  
LONG TERM AGREEMENT (5 YEAR TENANCY)

**YOUR INVESTMENT:**  
£6,000

**CALL 01244 321 171 FOR MORE DETAILS**

## DESCRIPTION

The Pike and Eel is a community estate pub built in the mid 1900's (60's at a guess). It shares space in the middle of the estate with a parade of shops and a school and is next to a large piece of open communal ground. It can be accessed from the shops, the estate itself or across the communal park ground. The area is heavily populated with a strong working class profile and families.

### Pub Layout

The pub can be entered from the front or side door to the rear, the cellar is street level. When entering from the front, you can either go right into the smaller trading area, set out as a bar or continue straight through a corridor (past the toilets) to a larger room which can be used as a function / entertainment or normal trading area. The pub is decorated to a good standard. From the larger room you can exit onto a covered decked veranda area which overlooks the communal grassed area. The bar connects the two trading areas for the staff but not the customers. The larger room has a long bar the length of the room.

## TRADING STYLE

## ACCOMMODATION

### Private Accommodation

Directly above, the accommodation consists of three bedrooms, kitchen, lounge and bathroom.

## FINANCIAL

**Annual Rent:** £18,400

**Security Deposit:** Initial deposit of £2,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

**Working Capital:** £2,000

**Stock:** £2,000

**Zero Business Rates\*** – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix \*

**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.



3+ Private  
Bedrooms



Beer Garden



Car Park



Cask Ale



Sports Teams