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TAVERNS



PLUME OF FEATHERS, LITTLE WYMONDLEY

LITTLE WYMONDLEY, SG4 7HY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,250

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Plume of Feathers is a traditionally built pub, located on a corner plot on the main road, through the affluent village of Little Wymondley. The village is nestled between the busy Hertfordshire towns of Hitchin and Stevenage with a two minute drive to the A1 motorway and with great links into London making it a preferred village for wealthy commuters from the city. The village comprises of mainly residential property with a small convenience shop, another pub and some light industrial units. An Infant & Junior School are also located in the village.

Pub Layout

From the main road entrance, you will find the front beer terrace that accommodates approximately a dozen garden benches with parasols. Entering the building, a good sized bar servery faces you and serves a comfortable, well seated traditional lounge bar area with flagstone and tiled flooring, large inglenook fireplace and a quiet snug room. Adjacent is a large separate function room area, covered with an enclosed option by a stretch tent and side walls which is ideal for events, parties and showing live sport on a big screen. A further rear entrance leads to a small smoking shelter area with a vast car park beyond, that can park approximately 50/60 vehicles.

TRADING STYLE

Currently the Plume is operated mainly as a wet led traditional local with TV Sports, Pub Teams & Weekend Entertainment. The area is well known for its walkers and cyclists and a strong local community offers a steady stream of reliable custom. There is a small food offer daily and also for private functions, however as in previous years, there would be the opportunity for an enhanced food offer to encourage more regular diners into the pub. A more premium drinks variety would also add to the footfall at the pub and the ability for someone to build on the currently increasing function bookings would also add to the sometimes quieter day time trade and encourage further support of the local villagers.

ACCOMODATION

Private Accommodation
The private accommodation consists if three good sized bedrooms, private lounge and bathroom.

FINANCIAL

Weekly Rent: £480.77
Estimated Annual Turnover*: £327,657
Security Deposit: £6,250
Working Capital: £5,000
Stock: £4,000
Fixtures and Fittings: Upon valuation – funding options 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 | Function Room | Kitchen | Food Preparation Area | Live Music

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

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BDM VISION

We are looking for an experienced pub operator with strong business acumen to make the most of the pub's facilities and opportunities. This would be suited to a dedicated couple, with great catering and front of house skills, ready to build strong community ties and support local events. This pub is available on a long-term agreement, with consideration for skilled newcomers. We are looking for someone that can enhance the drinks selection with premium brands, revitalise the daily food offer, and grow community involvement through pub teams, event nights and entertainment. Promoting the the function room, live sports and special events will also be key to the pubs success.


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