



RAINHAM ARMS, GILLINGHAM GILLINGHAM, ME8 8NP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,125

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Rainham Arms is a detached community pub, situated in the heart of a large residential estate in Rainham, Gillingham. The pub benefits from plenty of parking and a large beer garden, with a burger van operating during the summer months. The surrounding area has a strong community feel, with a particular focus on thriving neighbourhoods and steadfast community. Rainham is well connected to the surrounding towns, with Rainham railway station providing regular services towards London and the Kent coast, while the nearby A2 and M2 provide easy road access. The pub is well placed to serve the established local community and benefit from the surrounding residential population.

Pub Layout

As you enter the pub through the centrally positioned front door, you are greeted by a large bar area directly in front of you. To the left is the sports area, with pool and darts, which also provides a versatile space that could be used for live music, dancing or other entertainment. To the right of the bar is the food servery and a good-sized seating area, with a mixture of informal and formal seating suitable for both drinking and dining. Behind the bar is the trade kitchen, which is well equipped with the facilities required to offer a good pub fayre menu. Alongside the ladies and gents the pub benefits from disabled toilet facilities.

TRADING STYLE

The Rainham Arms currently trades strongly as a wet-led community pub, with a good established customer base. Food has previously been offered but has not been sustained, providing an opportunity for a new licensee to introduce a fresh food offer, supported by new menus and targeted local marketing. There is scope to build on the pub's existing wet trade while developing food sales to complement the current business.

ACCOMODATION

Private Accommodation

The private accommodation is well presented with 3 bedrooms, kitchen, lounge and bathroom with a separate toilet and small office space.

FINANCIAL

Weekly Rent: £587.00

Estimated Annual Turnover*: £335,983

Security Deposit: £7,125

Working Capital: £4,500

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.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Live Music



Sports Teams

BDM VISION

The Rainham Arms is a great community pub with the opportunity to build on its strong wet trade by introducing a competitive and sustainable food offer. The ideal licensee will be hard working and community focused, with the ability to build strong relationships with customers and become an integral part of the local area.

The successful applicant will be hardworking, personable, and adaptable, with proven leadership abilities and excellent customer service skills. Experience in food operations, marketing, and event planning would be advantageous, along with strong business and financial acumen and a solid understanding of managing a busy bar environment.



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