



RISING SUN, ROCHESTER

ROCHESTER, ME1 2BU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,125

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Rising Sun occupies a prominent corner position at the top of Delce Road, just a short walk from Rochester's main high street and approximately a 10-minute walk from Rochester Train Station. Rochester is a historic town in Medway, renowned for its iconic cathedral and castle. Located around 30 miles from London, the town benefits from direct rail services, providing convenient and regular access to the capital.

Pub Layout

Upon entering the pub through the double-doored main entrance, guests can choose between two distinct bar areas. To the left is the main bar, which features customer toilets, a pool table, and gaming machines. This area also provides access to the extensive rear garden, complete with a smoking shelter, a stage for summer events, and two private sheds available for small gatherings. To the right of the entrance is the smaller bar, set on a lower level. This space offers cosy seating and includes a small stage area suitable for live entertainment.

TRADING STYLE

The Rising Sun is a drinks focused business. In the past, it has attracted a wide audience for a variety of live events including live music, DJ's, quiz nights, open mic plus many more which have been extremely popular. It has an outdoor garden which the current licensee has developed into a fantastic outdoor space. At present, food is not served however a small back bar offering would be a boost to the overall income into the business.

ACCOMMODATION

Private Accommodation

The private accommodation is on the first floor and comprises of four bedrooms, lounge and bathroom. The domestic kitchen is located on the ground floor behind the bar,

FINANCIAL

Weekly Rent: £548.07

Estimated Annual Turnover*: £381,677

Security Deposit: £6,625

Working Capital: £5,000

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

The Rising Sun has a strong track record in entertainment, supported by a lively weekly schedule that includes live music, open mic nights, and quizzes. There is further potential to introduce a small back-bar food offer to complement the existing drinks range. We are seeking a licensee who can build on the current success by introducing fresh, engaging ideas, evolving the offer, and driving new opportunities for trade. The ideal person/couple will be community-focused, able to engage with the existing customer base while attracting new visitors and increasing overall footfall.



3+ Private
Bedrooms



Beer Garden



Cask Ale



Food
Preparation
Area



Live Music