



SAMUEL PEPYS, HUNTINGTON

**HUNTINGTON, CAMBRIDGESHIRE,
PE29 3TF**

**AGREEMENT TYPE:
OPERATOR MANAGED**

**YOUR INVESTMENT:
£2,000**

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Samuel Pepys is situated within a 3 minute walk from the centre of Huntingdon, the town is home to many local businesses, including Huntingdon Racecourse and Hinchingsbrooke Business Park which has many offices and warehouses located in it. The town lies on the north bank of the River Great Ouse, opposite Godmanchester and close to the market town of St Ives in the east and the village of Brampton in the west. The street that Samuel Pepys sits on is a mixture of commercial properties, with hair dressers, restaurants and some residential houses. Huntingdon is an old market town situated between Peterborough and Cambridge and is used by many as a commuter town as the station has good links into Cambridge and London.

Pub Layout

The Samuel Pepys has benefited from significant investment, with a full refurbishment completed in late 2023 / early 2024. The transformation has carefully preserved the pub's traditional charm while introducing modern design features that create a vibrant, welcoming and versatile trading space. The pub remains in excellent condition throughout and is ready for a new operator to take the helm. Internally, the layout offers a well-balanced mix of seating styles including fixed seating, loose tables and chairs, and high poseur tables. Different flooring styles help define the space into natural zones, allowing the pub to comfortably accommodate a variety of occasions from relaxed daytime drinks to busy evenings with live entertainment and sports. The central bar is a strong focal point and is ideally positioned to serve all trading areas efficiently. It offers a comprehensive product range, ensuring the pub can cater for a broad customer base. Externally, the garden has also seen significant improvement, with both decked and paved areas providing a flexible outdoor trading space. A covered section allows customers to enjoy the area during the colder months, while the layout also creates a natural sun trap during the warmer seasons. This space offers excellent potential for outdoor events, summer parties and community gatherings.

TRADING STYLE

Samuel Pepys is a popular pub at the heart of the local community. At weekends, the venue really comes alive, offering live music and DJs while making the most of its later licence. The pub also benefits from the full Sky Sports package, which customers can enjoy across well positioned TV screens. Sport is not just about showing the biggest matches; there is also an opportunity to maximise trade before and after key fixtures, as well as during the day with racing and golf coverage. The pub features a pool table, which is popular with locals, and a new operator could look to introduce pool teams. This would generate additional revenue while also encouraging greater community involvement. Samuel Pepys already has an established product range, attractive promotions, and excellent value for customers, including the ever-popular payday party events. The garden also lends itself well to being a vibrant community space, particularly during the summer months, when family fun days and charity events could be a great addition. There is also scope to introduce midweek events such as quiz nights, games nights, and bingo, which would no doubt be well received by the local community.

ACCOMODATION

Private Accommodation

The private accommodation is a welcomed space for either an individual or small family . There are two bedrooms, separate lounge / office as well as kitchenette and full bathroom all in great condition. This was decorated in during the investment.



Beer Garden



Live Music



Sports Teams

FINANCIAL

Security deposit: £2,000

No rent applicable on this agreement

This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters.

All new operators have comprehensive free training as part of their agreement.

- **STRIVE- The Proper Pubs Way.** Held online over a day you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
- **E-Learning Training for you and your staff.** Featuring more than 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal Development and Wellbeing.

BDM VISION

Nicky Bellingham, Business Development Manager, is looking for a strong and dynamic operator to continue driving and developing this fantastic pub. The successful applicant will need to bring energy, enthusiasm, and determination to ensure the venue remains a thriving community pub. A good understanding of the local marketplace is essential, along with previous experience in delivering live entertainment and showcasing the very best in sports. It is also paramount that the operator can demonstrate the skills required to maintain high standards, deliver excellent customer service, and place the community at the heart of everything they do.

Are you ready to embark on a new journey and step up to the challenge?



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