



SHEPHERD'S ARMS, WAKEFIELD

HORBURY, WAKEFIELD, WF4 5DA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Shepherd's Arms is situated on the outskirts of Horbury, a vibrant and up-and-coming town in Wakefield. Horbury boasts high-class establishments, primary and secondary schools, with convenient transport links via the M1 motorway. The town is located north of the River Calder, three miles southwest of Wakefield and two miles south of Ossett with a population of approximately 15,032.

Pub Layout

The Shepherd's Arms features two distinct serving areas. The bar area accommodates around 20 people and includes TV screens for live sports. Additionally, there is an annex room with a large pool table and darts board, making it an ideal space for sports teams. The second serving area is divided into three sections, primarily used as a dining area with a capacity of approximately 60 people. On weekends, this space can transform into a stage area for live performances. Refurbished in 2022, the pub looks beautiful internally with both bars enhanced by open fires, which contribute to the atmosphere and ambiance. The pub also includes a fully equipped catering kitchen located to the right of the bar. Externally the Shepherd's Arms boasts ample outside space at the front and rear, which offers potential for further development, though it has not yet been utilized to its full capacity.

TRADING STYLE

The Shepherd's Arms was refurbished in 2022 and is a well-regarded establishment that predominantly operates as a food-led pub. It boasts a strong reputation among the local community for its offerings. The pub specializes in traditional, home-cooked meals available during both lunch and dinner times, catering to the mid-market segment. In addition to its food, The Shepherd's Arms features a well-stocked bar that serves a variety of drinks, with a notable selection of cask ales.

ACCOMODATION

Private Accommodation

The private accommodation, located on the first floor, comprises four large bedrooms, an office, a family bathroom, an extra-large lounge and kitchen.

FINANCIAL

Annual Rent: £13,000 – Starting Rent Available

5 year tenancy rent £TBC

Security Deposit: £5,000

Working Capital: £5,000

Stock: £3,000

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



Function Room



Kitchen



Open Fire

BDM VISION

The Shepherds Arms presents a fantastic opportunity for an experienced and passionate licensee, ideally with a strong background in food and catering and a passion for hospitality, and a genuine love for community. This is a well-established, high-performing business already operating from a solid foundation, with significant potential for further growth under the right leadership. We're looking for a driven individual or a dynamic couple who can take the reins and elevate the pub to its next chapter. The ideal licensee will be someone who's not only business-savvy but also deeply invested in the local community, someone who can actively engage with local groups, charities and organisations to re-establish the pub as a true community hub. With a loyal customer base and the potential to attract an even more diverse clientele, The Shepherds Arms is ready for someone to enhance its current food offering and create a welcoming experience that pairs a delicious menu with a fantastic drinks selection. There's plenty of scope to introduce new ideas from themed dining evenings and quiz nights to seasonal events and live entertainment, supported by a strong, consistent marketing plan and fantastic customer service.



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