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THREE HORSESHOES, BARTON UNDER NEEDWOOD

BARTON UNDER NEEDWOOD, DE13 8DR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Three Horseshoes is located in the attractive Staffordshire village of Barton Under Needwood which is located six miles from Burton Upon Trent and close to Barton Marina. The building itself is said to date back to the 16th Century and hold a prominent position in the village. Conveniently located just two miles from the A38, providing easy access to the M1 and A50 roads. Nearby lies St George's Park, the prestigious home of English football. Within a short walking distance is the main high street which houses a number of cafe's, shops and restaurants.

Pub Layout

Entry into the pub is either to the front or the rear via the car park. The pub has two distinct trading areas; to the front of the pub is more of a snug area with a bar, it has original features such as the wooden beams and exposed brick. To the rear is a larger area with a bar which is utilised both for dining and drinking with an attractive fireplace setting.
Externally there is a separate entrance to the three very well appointed and attractive ensuite letting rooms. To the rear of the pub is a car park for 15 cars and an attractive courtyard drinking area.

TRADING STYLE

The Three Horseshoes features three well-appointed ensuite letting rooms that provide a reliable and consistent income stream, complementing its strong wet and dry sales. Renowned for its quality food, well-kept cask ales, occasional live entertainment, and its role as a valued community hub, the pub benefits from multiple established revenue streams.
This has real potential to be a successful and profitable business with excellent potential for further growth. An experienced licensee could build on its strong foundations by enhancing the existing offer, particularly by expanding the cask ale range and developing a reputation that could support inclusion in CAMRA. There is also significant opportunity to increase food sales, making dining a larger and more profitable part of the overall sales mix.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, lounge and bathroom.

FINANCIAL

Weekly Rent: £807.69
Estimated Annual Turnover*: £550,251
Security Deposit: £5,000
Working Capital: £5,000
Stock: £4,500
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.

Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area | Letting Rooms | Live Music

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BDM VISION

The Three Horseshoes represents a fantastic opportunity to build on the current levels of trade and firmly establish this pub as one of choice both in the surrounding areas and as a drive to destination food pub. The pub is also ideally located to maximise letting room income. You will have experience in running a similar venue and be able to draw down on your strong marketing and social media skills to be able to develop the business further. The right licensee will be able to engage in the local community and village life by expanding the offer and introducing varied programme of events attractive to a wider part of the local market.

FUTURE PLANS

We are looking to invest in a refurbishment with a long term tenant, this would include both internal and external refurbishment works with new fixtures & fittings. We are also looking to refresh the carpark. These enhancements will significantly elevate the pub's already strong appeal and overall customer experience.
The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.


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