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TAVERNS



WHEATSHEAF, BIGGLESWADE

BIGGLESWADE, SG18 0LS

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Description
Tucked away on a quiet terraced residential back street, The Wheatsheaf enjoys a prime position in the heart of Biggleswade, a thriving market town in Bedfordshire. Just a 10-minute walk from the town centre, the pub is conveniently close to a wide selection of shops, cafés, bars, and restaurants, making it easily accessible for both locals and visitors. Biggleswade combines its traditional working-class roots with modern development. The town hosts a mix of small industrial units, high street retail, and a large out of town retail park. Over the past decade, it has experienced significant residential expansion, with new housing developments nearly doubling the population bringing a strong and growing customer base to the area. Benefiting from excellent transport links, including nearby access to the A1 and a direct rail line to London, Biggleswade offers superb connectivity, making The Wheatsheaf an attractive venue for locals and weekend visitors alike.

Pub Layout
Accessed via the main entrance, the pub opens into a cosy, single-bar layout that creates a warm atmosphere. The main bar area comfortably seats around 30 guests and is full of character, making it perfect for sociable evenings. Conveniently located customer toilets are easily accessed from the trading space, while a rear door leads directly to a spacious, covered terrace and a generous beer garden. This outdoor area includes a popular children's play area, making it a favourite with families and offering excellent scope for seasonal events, alfresco dining, or further development.

TRADING STYLE

The Wheatsheaf is a wet-led pub, offering a well-established selection of popular draught beers alongside a rotating range of quality cask ales. Draught products drive the majority of drinks volume, making it a straightforward and efficient operation for new licensee. While there is no commercial kitchen on site, the pub makes excellent use of its outdoor space during the warmer months especially BBQ events as they are well-attended and offer great potential for further development of casual food offerings.

ACCOMODATION

Private Accommodation
The private accommodation consists of three bedrooms, lounge, kitchen and bathroom all in very good order.

FINANCIAL

Weekly Rent: £298.08
Estimated Annual Turnover*: £223,430
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £3,000
Business Rates: £Nil. Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.
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

3+ Private Bedrooms
Beer Garden
Children Play Area
Live Music
Open Fire
Sports Teams

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BDM VISION

This well-loved pub offers the perfect opportunity for a new licensee with a passion for people and community. Whether you're new to the industry and eager to roll up your sleeves, or an experienced publican looking to downsize from a larger operation, this is a chance to truly make a difference in a town that values local community. Ideally suited to a couple particularly those looking for a lifestyle change who are ready to immerse themselves in village life, build strong relationships with locals, and carry forward a proud legacy. For the past 35 years, the pub has been run by a wonderfully dedicated couple who've earned a peaceful retirement. Now, it's time for the next chapter: someone ready to step into their shoes, earn the trust of regulars and put their own stamp on the business bringing fresh energy while respecting its roots. This is more than just a pub it's a cornerstone of the community, ready for new licensees to guide it into the future.


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