



## WHEATSHEAF, BISHOPS STORTFORD

### BISHOPS STORTFORD, CM23 2EU

**AGREEMENT TYPE:**  
**TENANCY**

**YOUR INVESTMENT:**  
**£12,000**

**CALL 01244 321 171 FOR MORE DETAILS**

## DESCRIPTION

Wheatsheaf is located in Bishops Stortford, a market town in Hertfordshire, which combines historic charm with modern amenities. Nestled along the River Stort, the town features cobbled streets, historic architecture, and a vibrant town center. Its proximity to London and Stansted Airport adds convenience, while community events and festivals foster a strong sense of belonging. With excellent schools and a preserved heritage, Bishops Stortford offers an appealing blend of modern living and historical character.

### Pub Layout

Upon entering the Wheatsheaf, you walk into to a warm and cosy bar, complete with an open fire for those cold winter nights. It comprises of both fixed and loose seating for relaxing with friends. There is another bar accessed through a separate door, which is a well-established pool and sports area. To the rear of the pub, there is a substantial raised and covered patio area which is very popular and is complete with heating to extend it's use outside of the summer season, there is also a car park which provides around eight spaces.

## TRADING STYLE

Wheatsheaf prides itself on being a wet-led pub, the pub is highly sports focussed, utilising live sports via Sky Sports and TNT. They have regular quizzes, entertainment and charity events which has given them a great following in the community where they are well-supported. Despite being wet-led, Wheatsheaf has a compact trade kitchen making it capable of introducing a simple food offer.

## ACCOMMODATION

### Private Accommodation

The private accommodation comprises: One double bedroom, lounge (possible second bedroom), kitchen/diner and bathroom.

## FINANCIAL

**Annual Rent:** £19,500

**Security Deposit:** £5,000

**Working Capital:** £3,000

**Stock:** £4,000

**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.

**Training:** £325 plus VAT

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**

## BDM VISION

This charming establishment is ideally on the lookout for a couple ready to immerse themselves in the local community and become the cherished landlords of this beloved local pub. Wheatsheaf is well-established within the community and the new licensee would look to carry on the brilliant work that has been done.